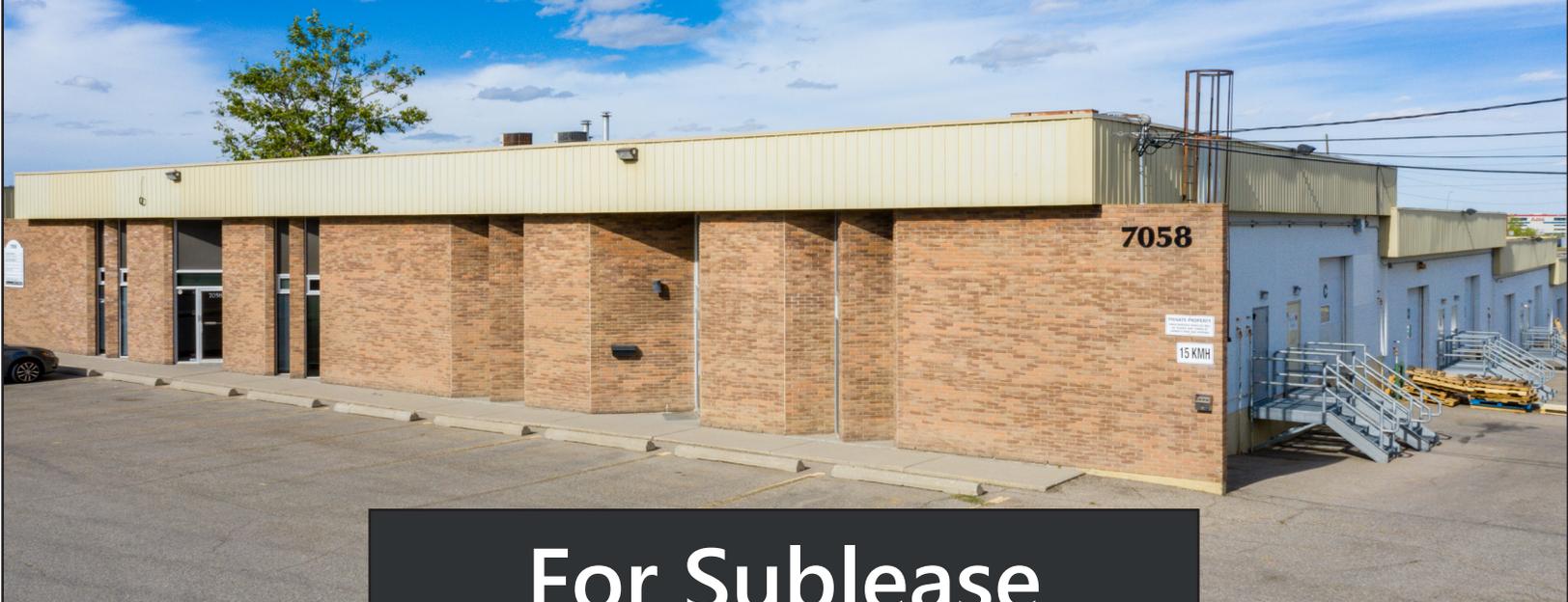


# 7058 C Farrell Road SE



## For Sublease

### Property Features

**Size:** 2,854 sq.ft.  
**Loading:** 1 Dock Load (10' x 10')  
**Ceiling:** 15'  
**Zoning:** I-C Industrial Commercial

**Features:** Air conditioned office  
LED Lighting throughout  
Ample Free Parking

**Asking Rate:** Market  
**Op Costs:** \$7.72 (2025)

**Possession:** July 1, 2026  
Sublease term until November 30, 2026  
New headlease available



**Mike Blayney** - Associate Broker  
mike@cmsrealestateltd.com  
403-969-7355

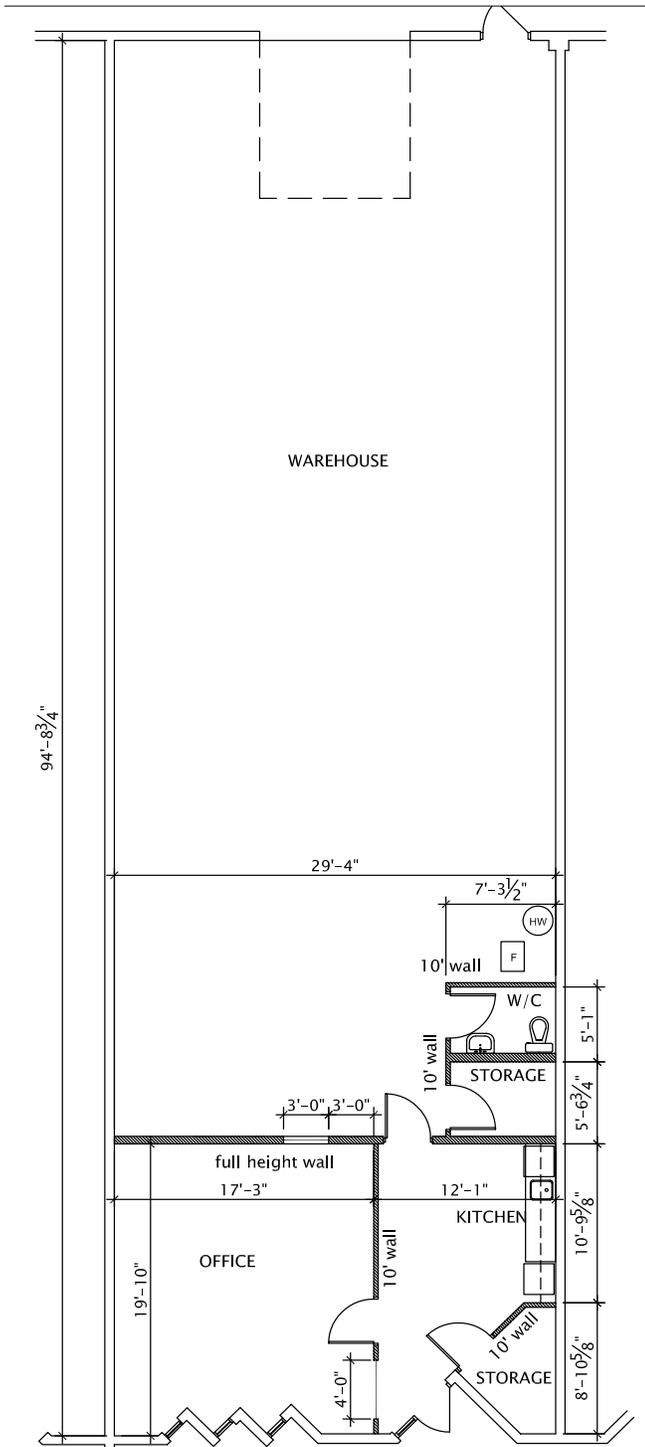


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# Floor Plan

# 7058 C Farrell Road SE



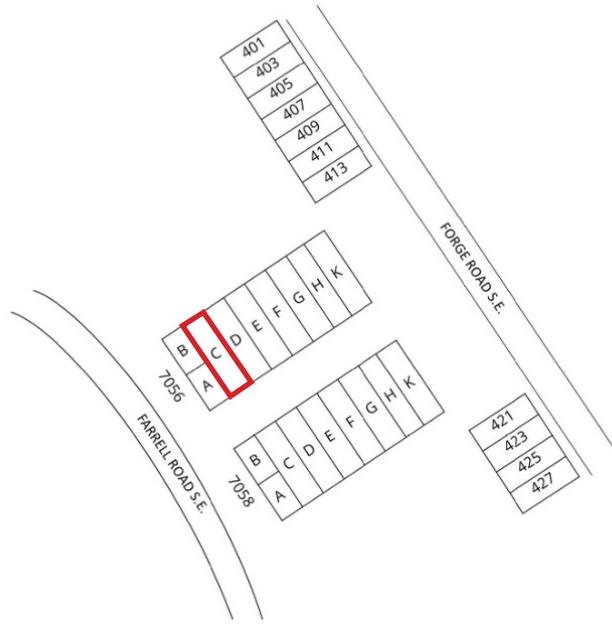
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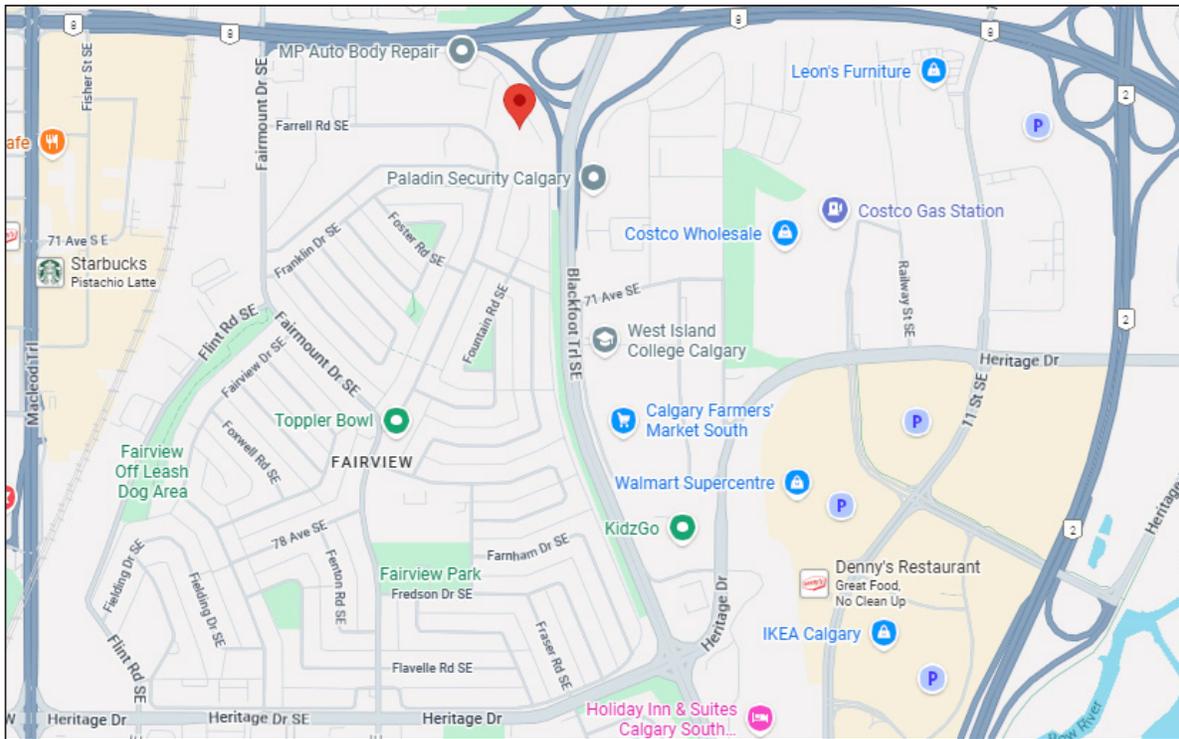
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## Location

Fairview Industrial

Easy access to major routes such as: Glenmore Trail, Blackfoot Trail, Macleod Trail, and Deerfoot Trail.



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