



pba
GROUP OF COMPANIES

PHILLIPS PARK

6115 - 2 Street SE



YEAR BUILT 1977



BUILDING SQ. FT. 193,953



ZONING INDUST. / COMM.



CEILING HEIGHT 16 FT

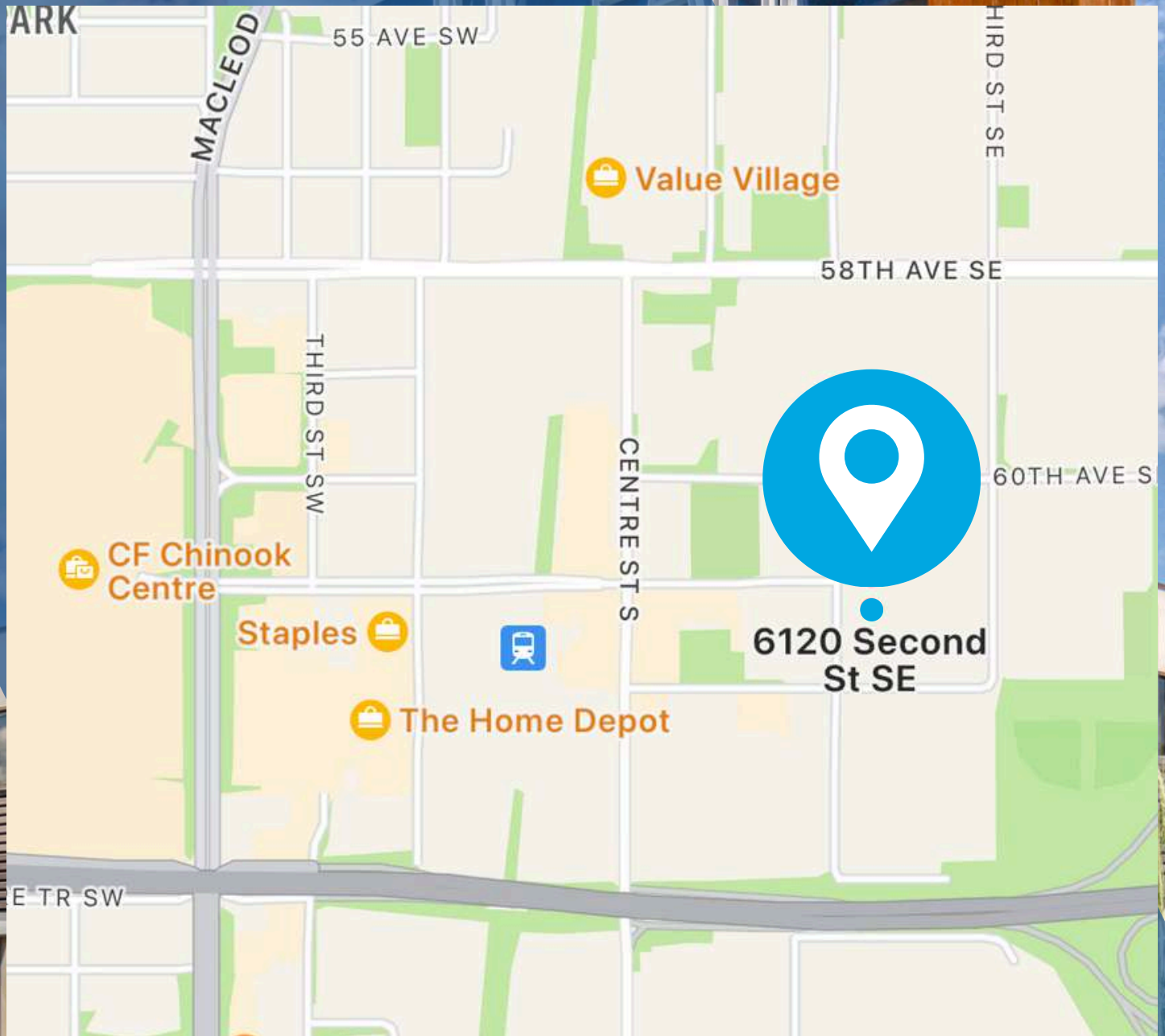


PARKING SURFACE



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PHILLIPS PARK



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FEATURE PROPERTY

PHILLIPS PARK

Built in 1978, this cornerstone property in the PBA portfolio underwent a substantial interior and exterior upgrade in 2019 and as a result, it remains a stand-out property. The use of corten steel creates a unique and unified look across all four buildings that make up this property.

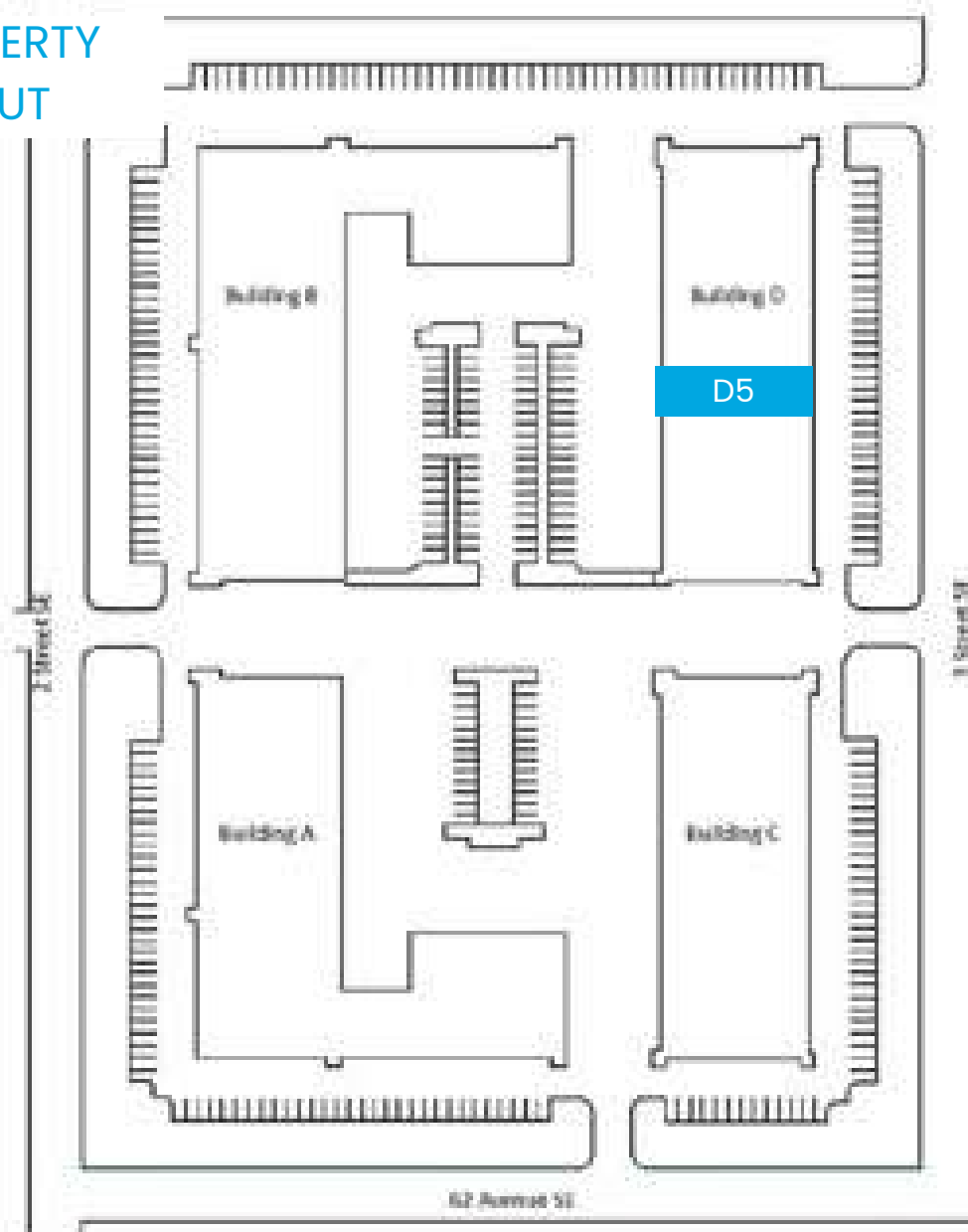
The tenant base at Phillips Park is a mix of office, industrial, and retail users, many of whom have been in the complex for over three decades.



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LAYOUT - UNIT D5

PROPERTY LAYOUT



FOR LEASE - UNIT D5

Available immediately, Unit D5 at Phillips Park, located at 6115 2nd Street SE, offers 3,002 square feet of prime industrial space with a 10' x 12' drive-in bay.

This adaptable space is well-suited for light manufacturing, warehousing, storage, or a range of other industrial purposes. It offers an excellent balance of functionality and visibility in a desirable central location.

Tenants and visitors will appreciate the ample complimentary parking. The property is easily accessible, just a five-minute walk from the Chinook C-Train Station, and conveniently located near Blackfoot Trail, Glenmore Trail, and Macleod Trail.

PROPERTY AMENITIES



Available immediately



Op Cost & PTax \$7.27



Unit Area - 3,002 sq. ft.



Ceiling Height - 18'



Industrial Unit



One drive in bay 10' x 12'



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Have a question? Contact us.

THEODOR ARBUZOV

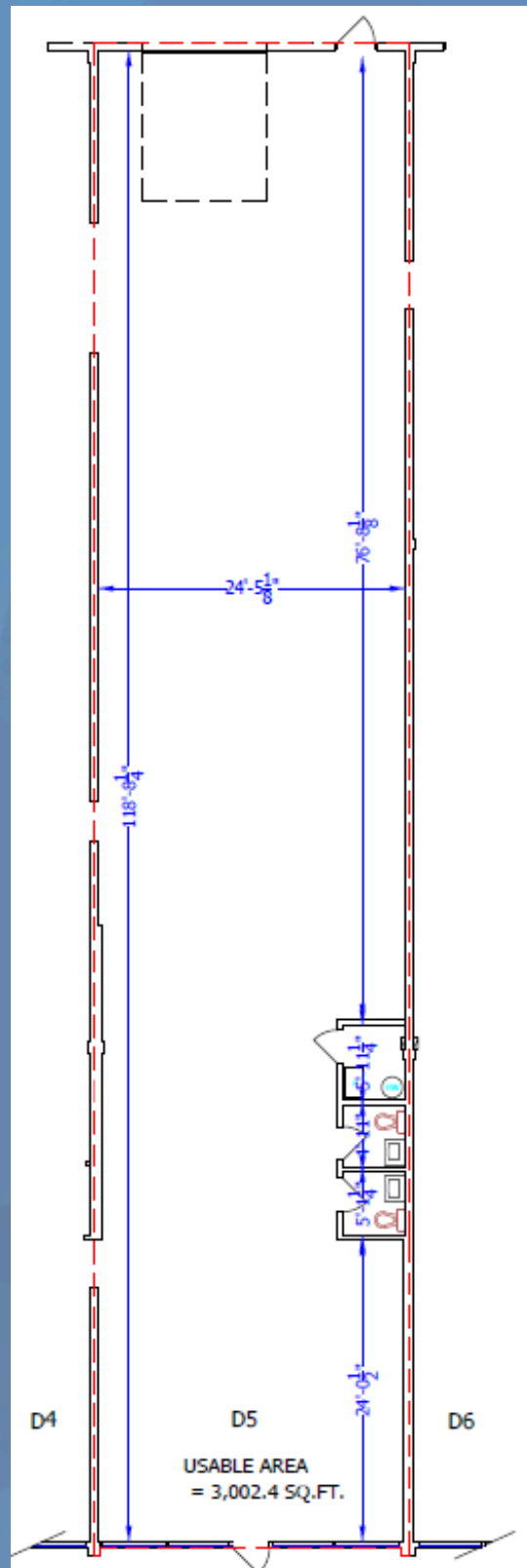
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LAYOUT - UNIT D5



FOR LEASE - UNIT D5



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