



PHILLIPS PARK

6020, 2ND ST SE



DETAILS

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.

UNIT A7

Unit A7 is a 2,875 sq. ft. well-maintained small-bay industrial unit offering excellent flexibility for a wide range of industrial users. The unit features one 10' x 12' drive-in door and an efficient open layout that allows for a variety of storage, distribution, or light industrial uses. The space benefits from 18' clear height and is designed for operational efficiency. The property is zoned industrial-commercial, providing additional versatility for potential users. The unit is in good condition and offers a functional and practical configuration within a well-established industrial complex. Available since February 1, 2027.

UNIT C4

Unit C4 is a 2,996 sq. ft. excellent small-bay industrial unit featuring one 10' x 14' drive-in door. The current layout is fully configured as industrial storage space with strong flexibility and potential for a wide range of users. The property is zoned industrial-commercial. The front office area is air-conditioned and ventilated, while the warehouse area is heated via gas heater. The unit offers 18' clear height and is well-suited for a variety of industrial uses. Available since March 1, 2027.



YEAR BUILT
1977



TOTAL BUILDING
SQ FT
66,719



OPERATING COSTS
INC. PTAX
\$7.72



ZONING
INDUST./COMM.



CEILING
HEIGHT
9 ft



PARKING
Complimentary
Surface



LAYOUT
N/A



UNIT AREA
A7 - 2,875 sq ft
C4 - 2,996 sq ft



OP COST & PTAX
\$10.57



SPRINKLERS
N/A



HEATERS
N/A



LEASE
Flexible Possession

PHILLIPS PARK

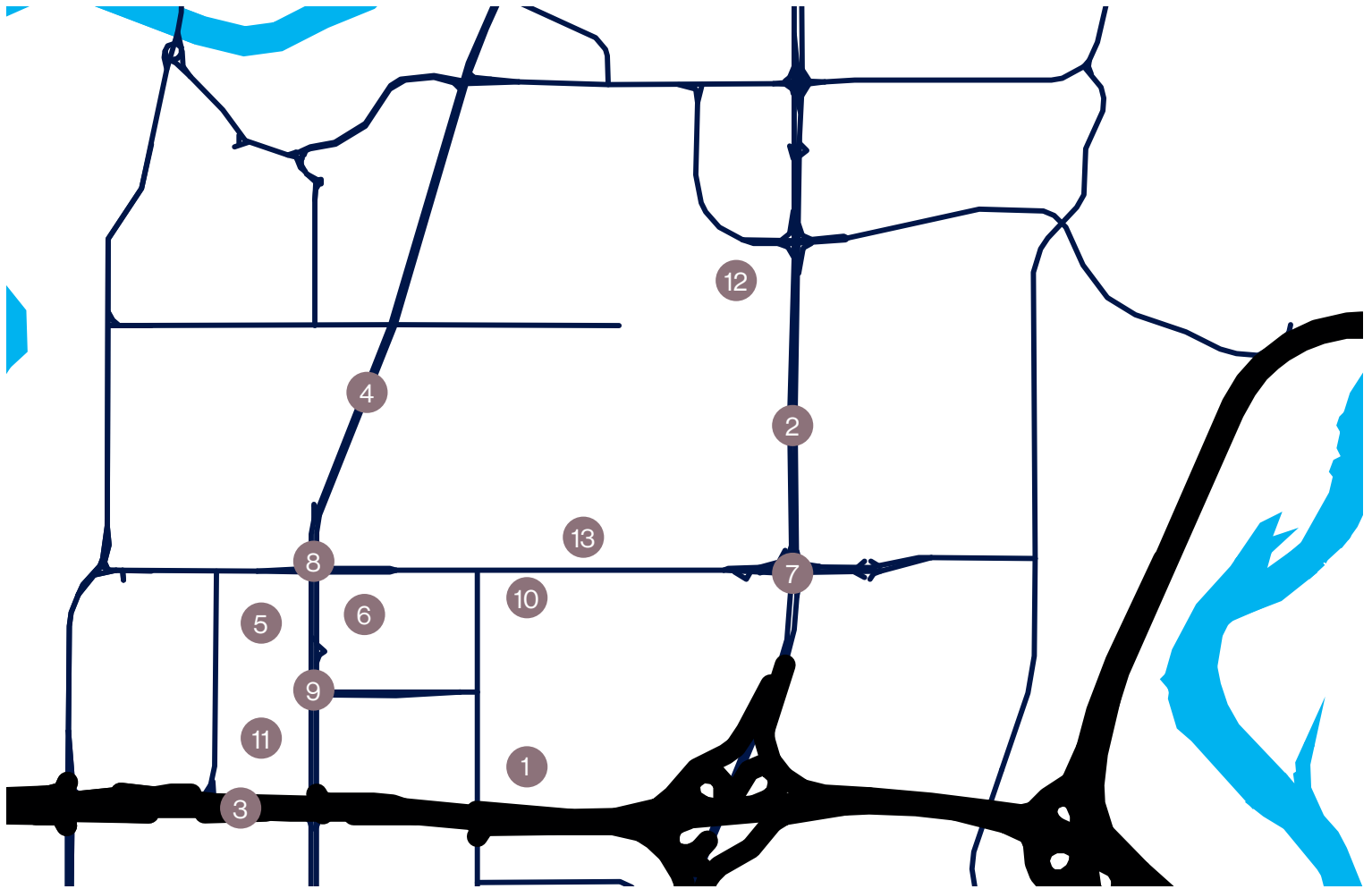
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LOCATION AND LEGEND



- | | |
|---------------------------------------|------------------------------------|
| 1. Phillips Park | 8. 5-min drive from Macleod & 58th |
| 2. Blackfoot Trail | 9. 5-min drive from Macleod & 61st |
| 3. Glenmore Trail | 10. Prairie Dog Brewing |
| 4. Macleod Trail | 11. Joeys |
| 5. CF Chinook Centre & Chinook LRT | 12. Calgary Italian Bakery |
| 6. 10-min. walk to Chinook LRT | 13. Reds Diner |
| 7. 10-min drive from Blackfoot & 58th | |

PHILLIPS PARK

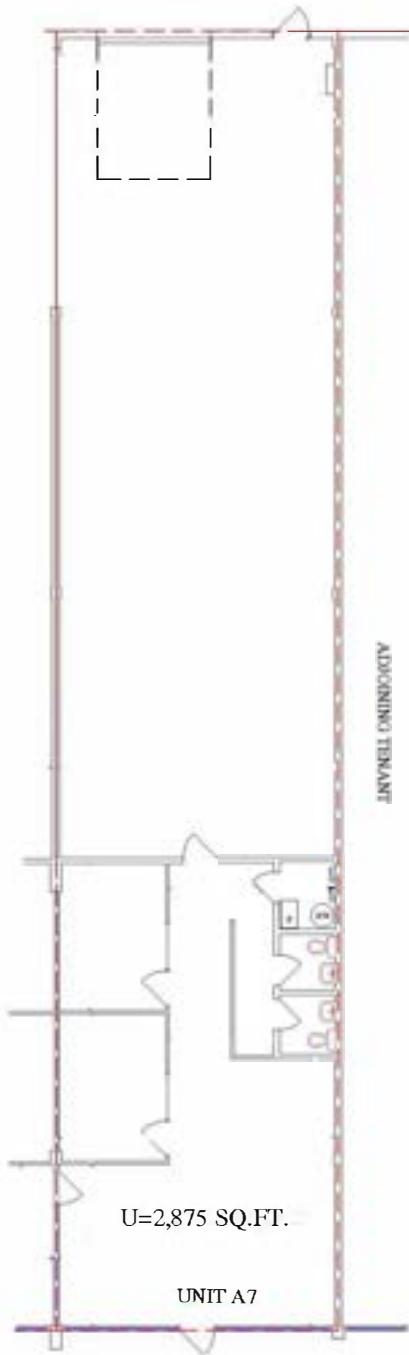
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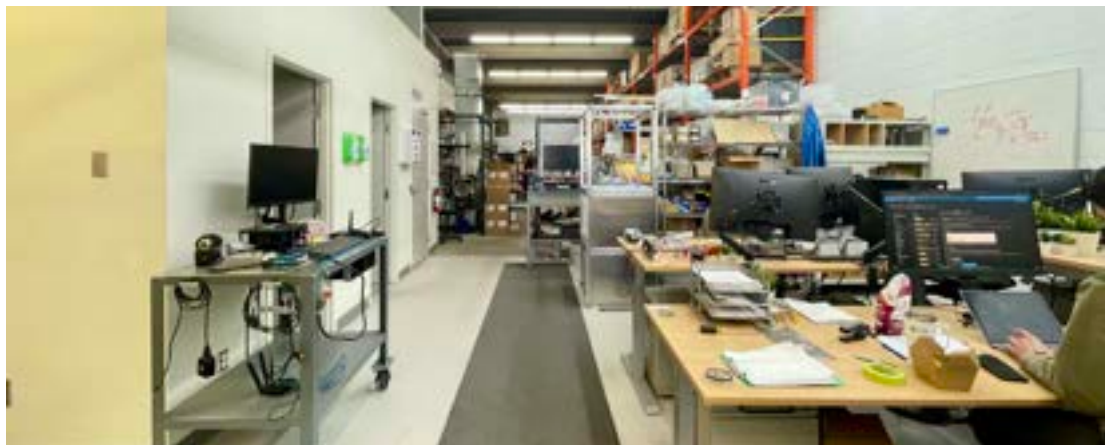
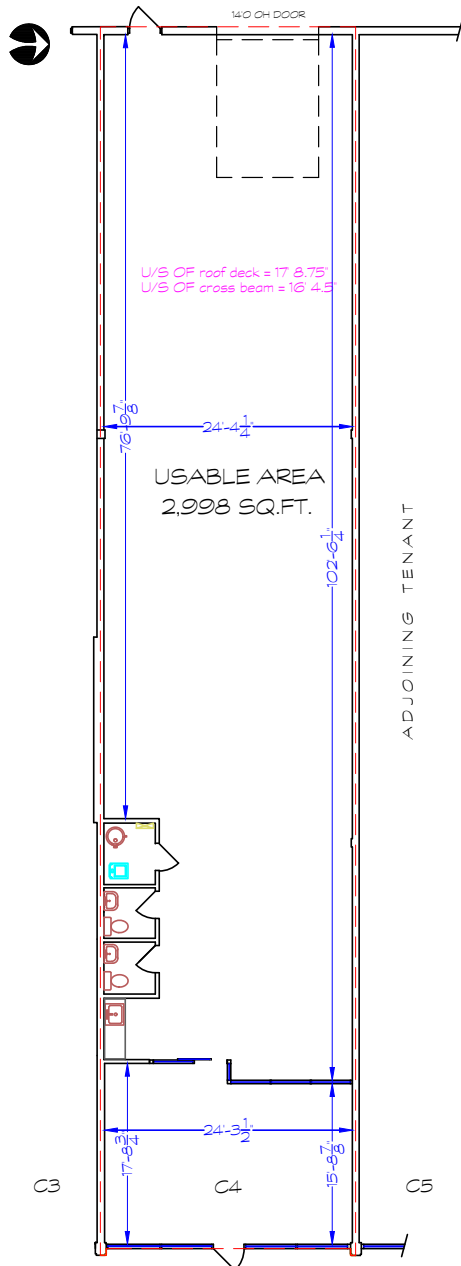
FLOOR PLAN UNIT A7



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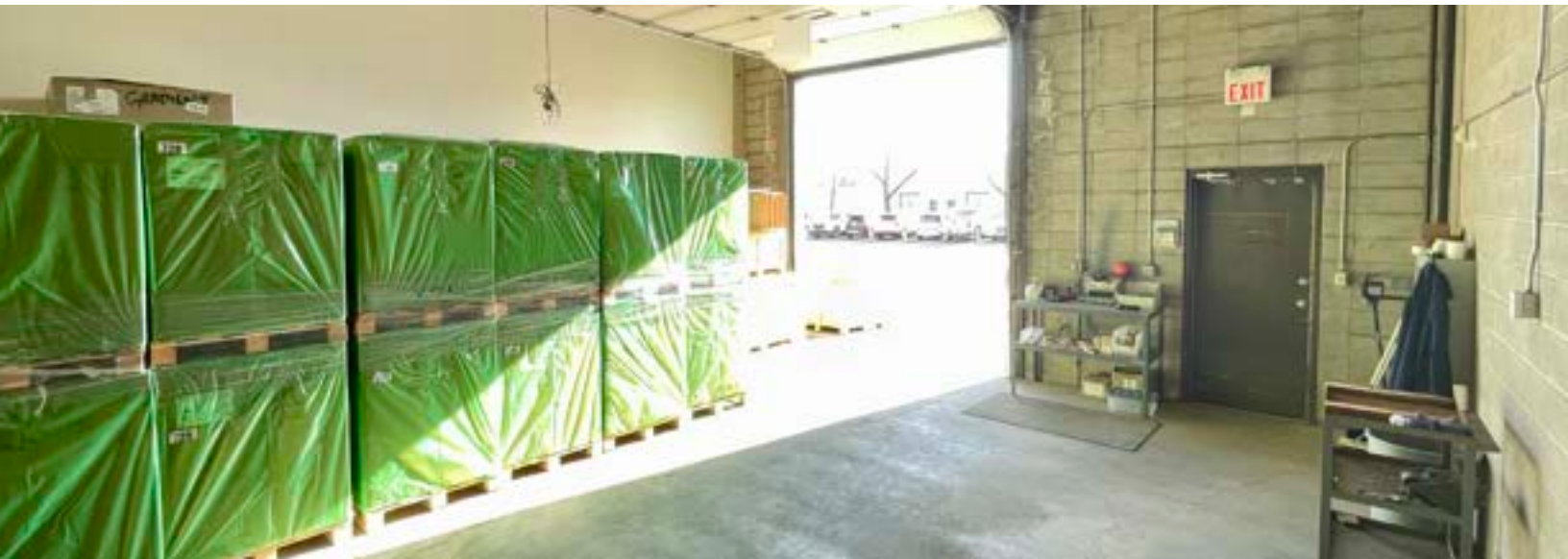
FLOOR PLAN UNIT C4



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PROPERTY PHOTOS



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