



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 C1

Unit C1 is a 4,587 sq. ft. small-bay industrial unit featuring one 10' x 10' drive-in door and a well-appointed front office comprising four private rooms, kitchen, and open area (office demising walls can be adjusted as part of lease negotiation if required). The unit offers 18' clear height, fully air-conditioned and heated office space, and a gas-heated warehouse. This well-maintained corner unit is in excellent condition and may be combined with Unit C2 to provide a total of 7,574 sq. ft. of contiguous industrial space. The property is zoned industrial-commercial. Available since April 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
C1 - 4,587 sq ft
C4 - 2,996 sq ft



OP COST & PTAX
\$10.57



SPRINKLERS
N/A



HEATERS
N/A



LEASE
Flexible Possession

PHILLIPS PARK
UNITS A7, C1, C4
PHONE: (403) 777-2722
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WEB: THEPBAGROUP.COM



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LOCATION AND LEGEND



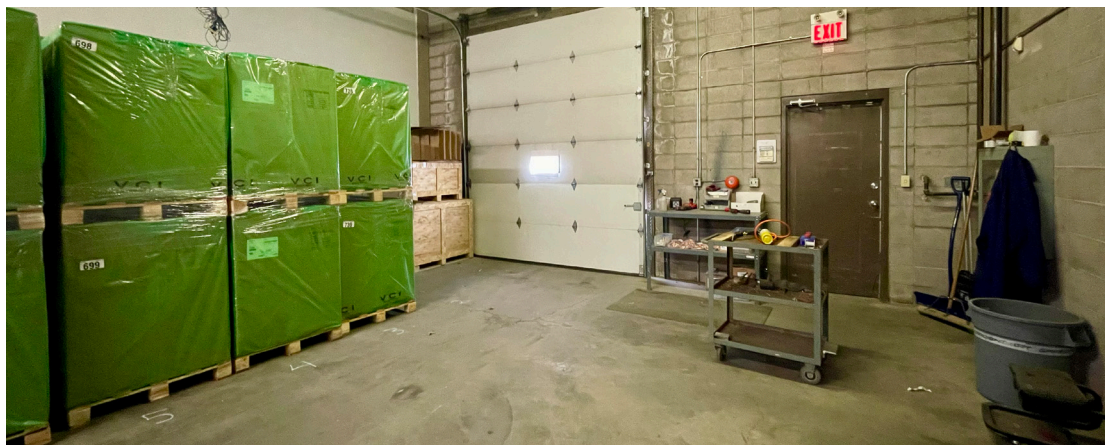
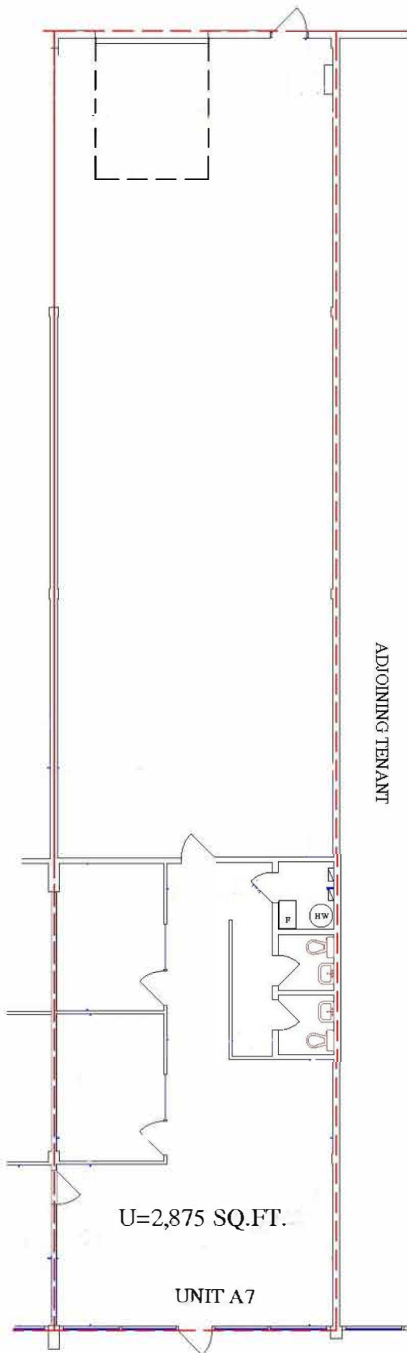
- | | |
|---------------------------------------|------------------------------------|
| 1. Phillips Park | 8. 5-min drive from Macleod & 58th |
| 2. Blackfoot Trail | 9. 5-min drive from Macleod & 61st |
| 3. Glenmore Trail | 10. Prairie Dog Brewing |
| 4. Macleod Trail | 11. Joeys |
| 5. CF Chinook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

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FLOOR PLAN

UNIT A7

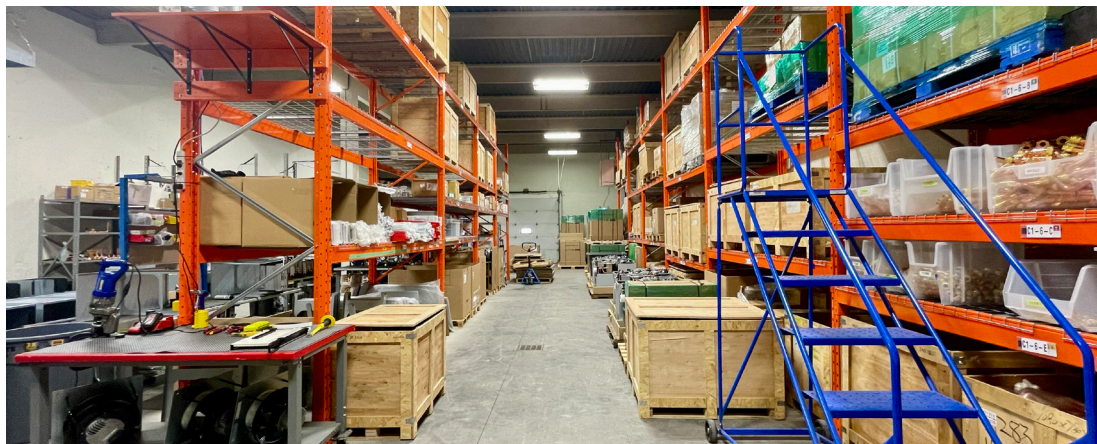
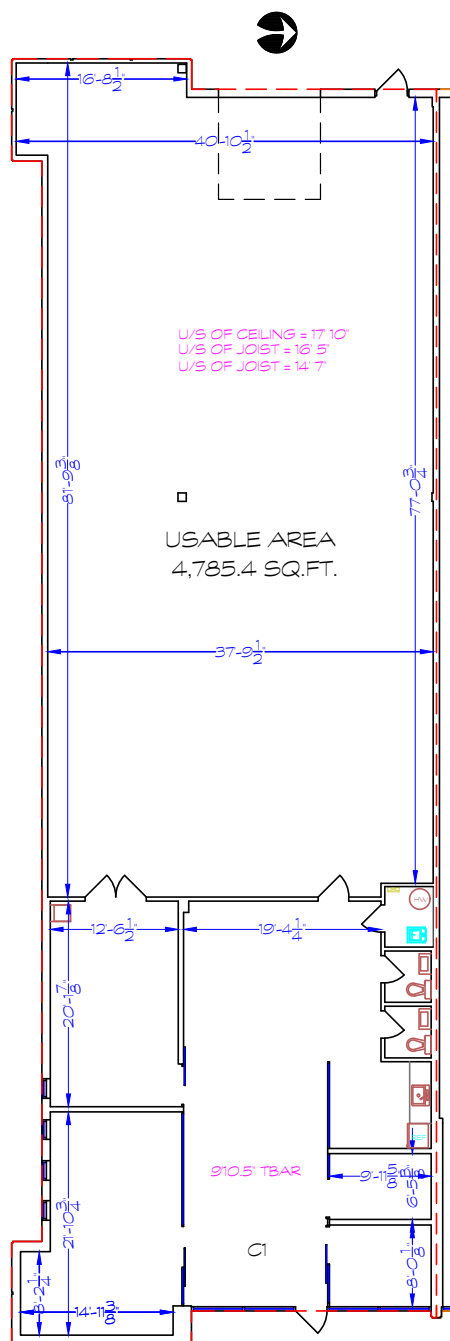


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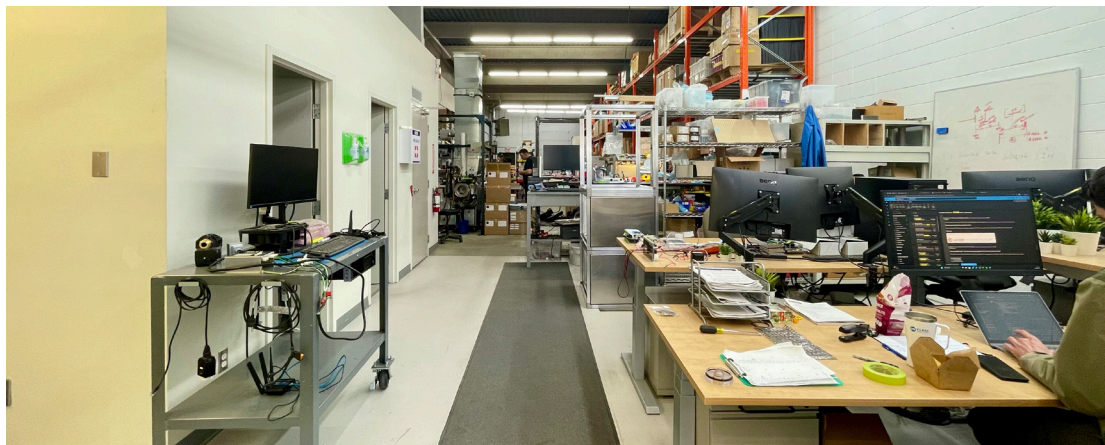
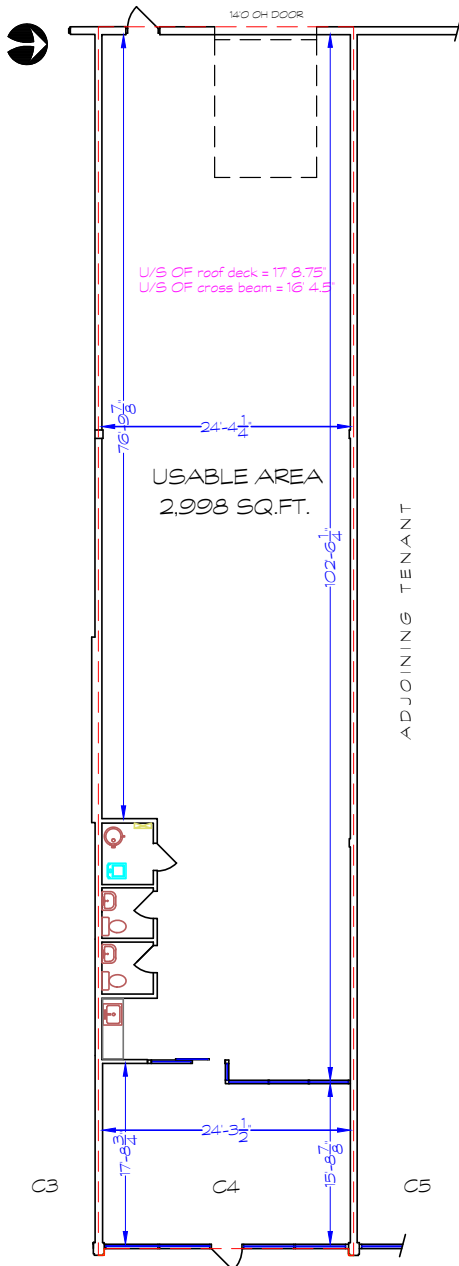
UNIT C1



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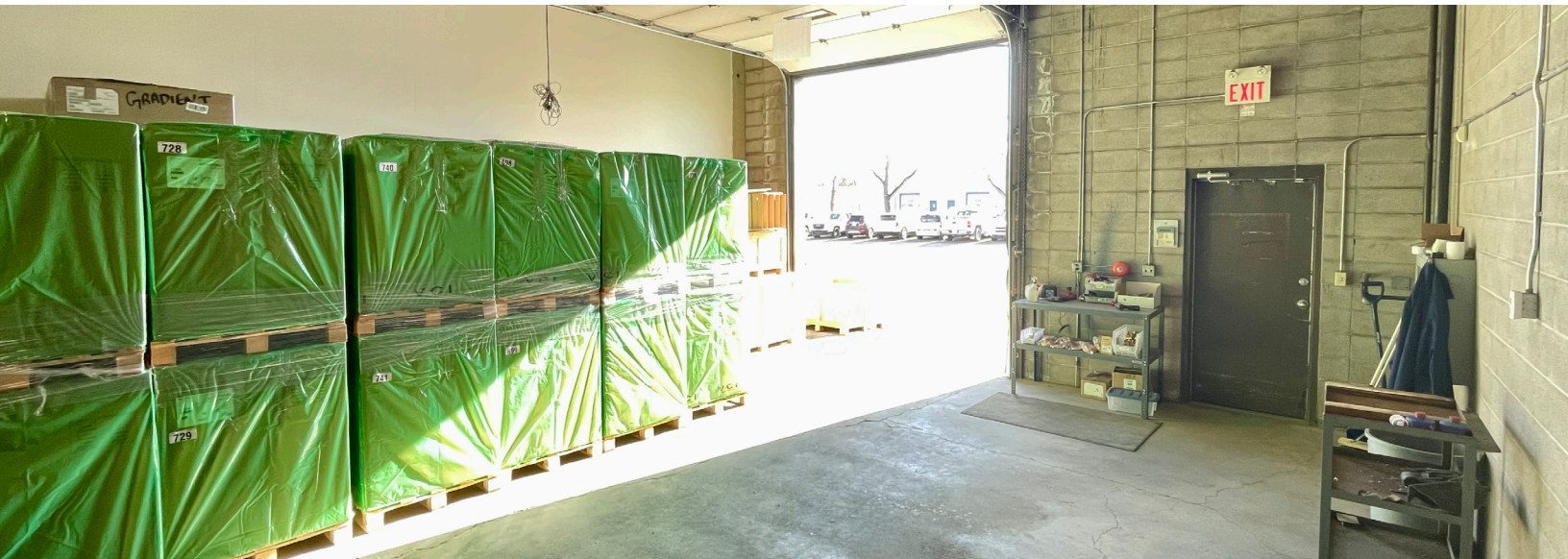
FLOOR PLAN UNIT C4



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PROPERTY PHOTOS



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