Every day we connect people to make space for dreams

#### **Phillips Park - Industrial**

Building A: 6120 – 2 Street SE Building B: 6020 – 2 Street SE Building C: 6215 – 3 Street SE Building D: 6115 – 3 Street SE

### **Phillips Park - Industrial**



**YEAR BUILT** 1977-1978 TOTAL BUILDING SQ. FT. 193,953 OPERATING COSTS INC. PTAX \$7.23 - \$7.28

<u>(</u>\$)

ZONING I-C



CEILING HEIGHT



6120

PARKING Surface

Phillips Park - Industrial | PBA Group of Companies

### **pbg** GROUP OF COMPANIES

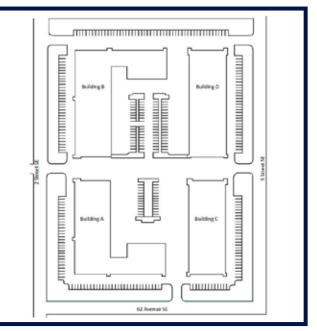
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UNIT	AREA	AVAILABLE	LOADING	COMMENTS	SPACE PLAN
B10/11	5,830 SQFT	Immediately	Dock Bay	Combination of Office and warehouse with storage	<u>View Plan</u>
С9	3,004 SQFT	Immediately	Dock Bay	Combination of Office and open warehouse, kitchenette, unit could be demised	<u>View Plan</u>
C10,11	6,001 SQFT	Conditionally Leased	Dock Bay	Combination of Office and open warehouse, kitchenette, unit could be demised	<u>View Plan</u>



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**PHILLIPS PARK - INDUSTRIAL** – Built in 1977 – 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 in its class. The use of coreten 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 as well as quasi-retail users, many of whom have been in the complex for over three decades.





#### Have a question? Contact us.



#### Dahlya Molina

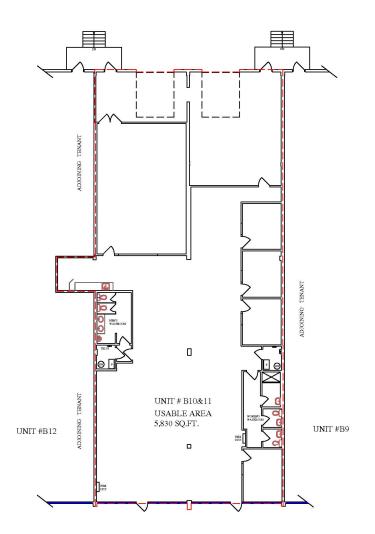
DMolina@pbaland.com (403) 777-2712

### **B10/11**

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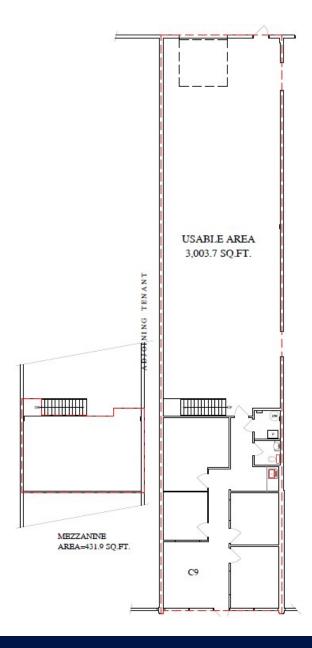


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**C9** 



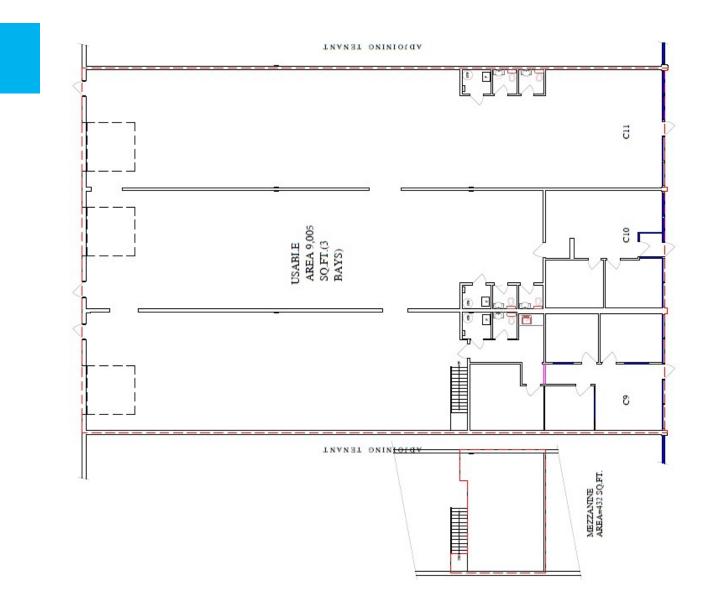
# **ppba** GROUP OF COMPANIES

C10/11

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#### Phillips Park - Industrial | PBA Group of Companies