



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



YEAR BUILT
1977-1978



TOTAL BUILDING SQ. FT.
193,953



OPERATING COSTS INC.
PTAX \$5.94 - \$5.96



ZONING
I-C



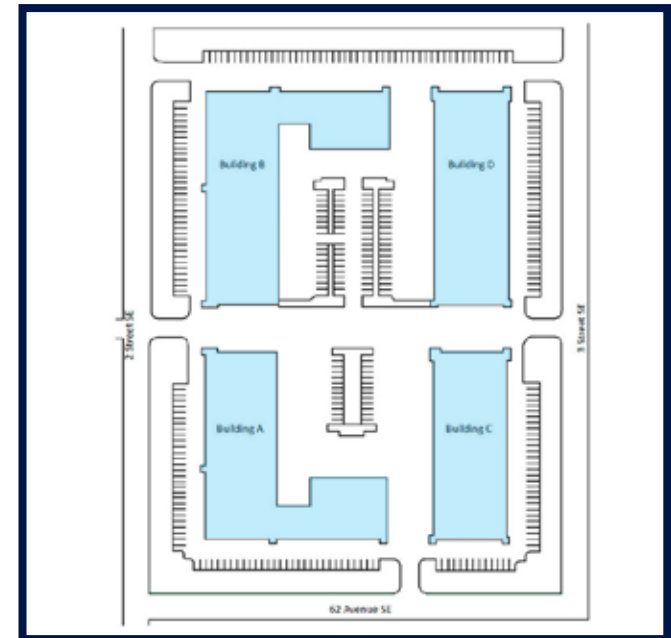
CEILING HEIGHT
16ft



PARKING
Surface



UNIT	AREA	AVAILABLE	LOADING	COMMENTS	SPACE PLAN
A6/ A7	4,711 - 5,749* SQFT	30 Days Notice	10'x12' Drive-in	Clean, bright office build out with glass fronts. Sub-tenant currently occupies 1,038 sqft of (separated) office, has preference to stay if amenable.	View Plan
B4/B5	5,755 SQFT	Immediately	10'x12' Dock	Move-in ready, combination of closed office and open area. Unique storage area, and office area. Rare, 400A of power.	View Plan
D4	3,002 SQFT	Conditionally Leased	10'x12' Drive-in	Vanilla Shell	View Plan
D9	2,995 SQFT	30 Days Notice	10'x12' Drive-in	Great mix of office and warehouse; 6 offices	View Plan
D13	3,002 SQFT	Immediately	10'x12' Dock	Vanilla Shell industrial unit, with loading dock	View Plan



*1,038 sqft currently subleased



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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.

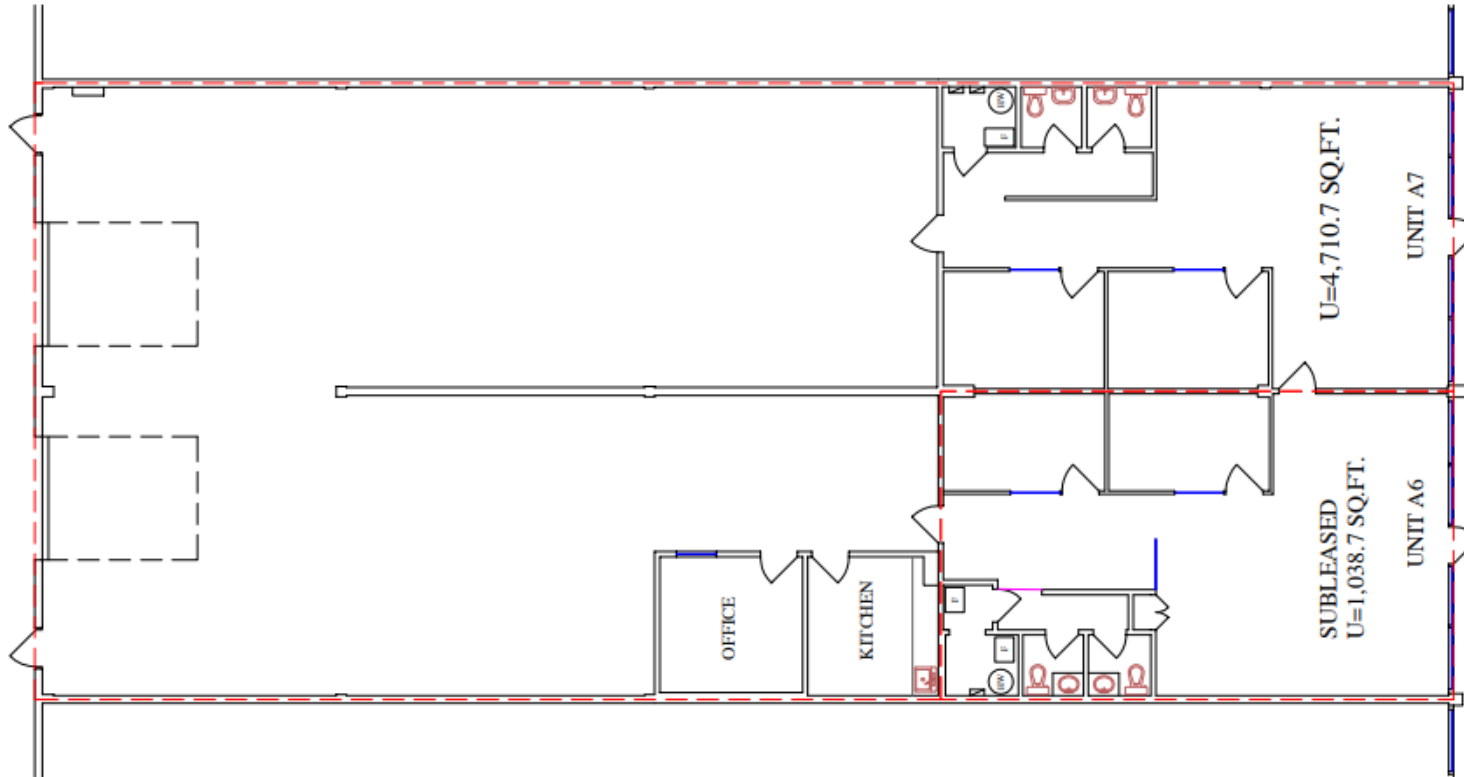


Have a question? Contact us.

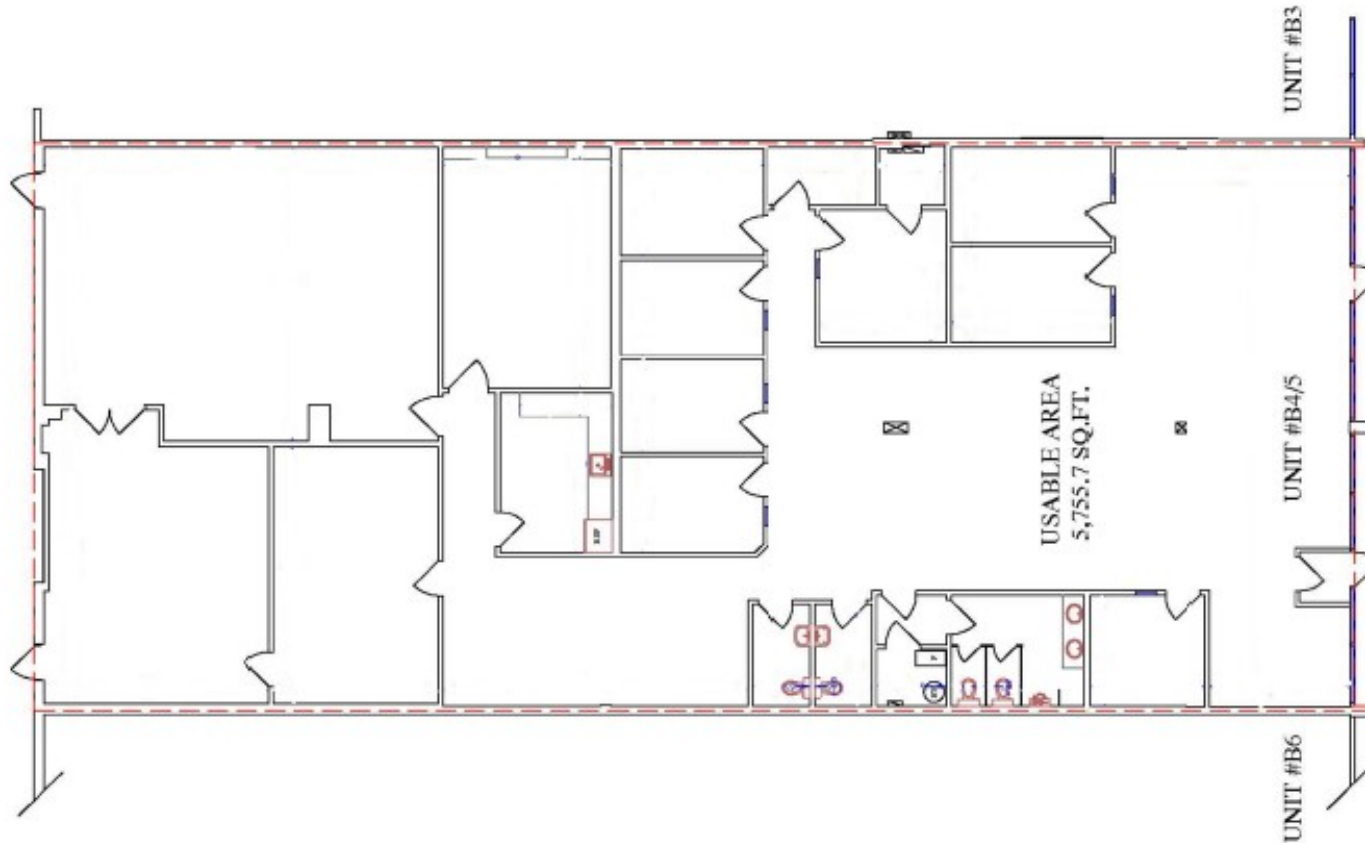


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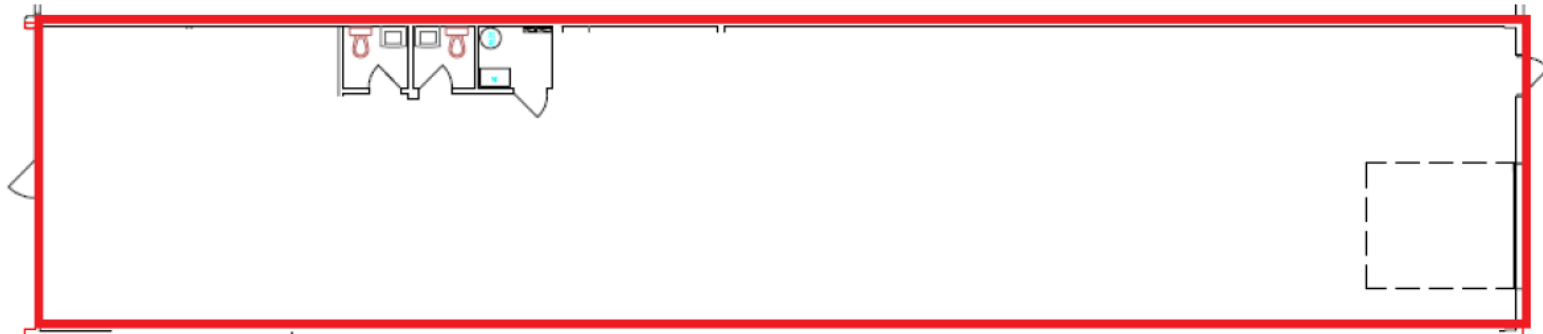
A6 / A7



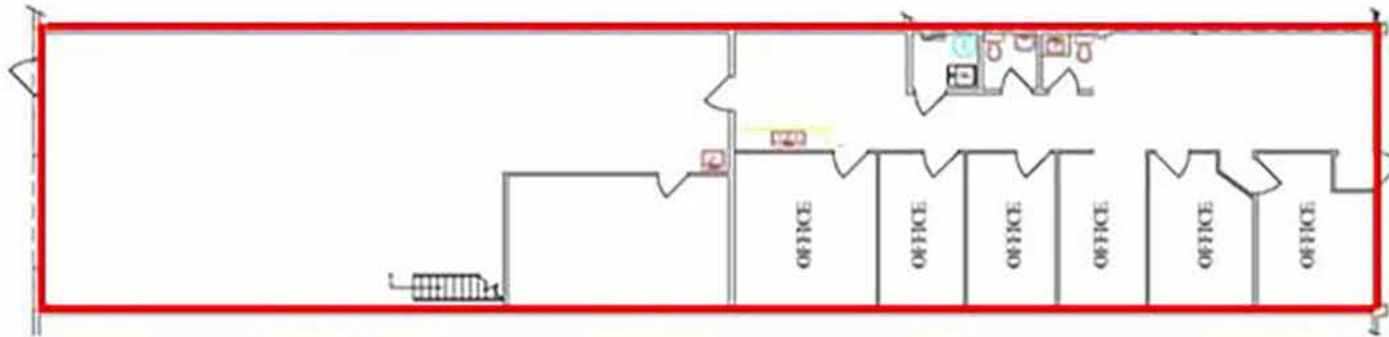
B4/B5



D4



D9



D13

