



pba
GROUP OF COMPANIES

PHILLIPS PARK

6120 - 2 Street SE



YEAR BUILT 1977



BUILDING SQ. FT. 193,953



ZONING INDUST. / COMM.



CEILING HEIGHT 16 FT

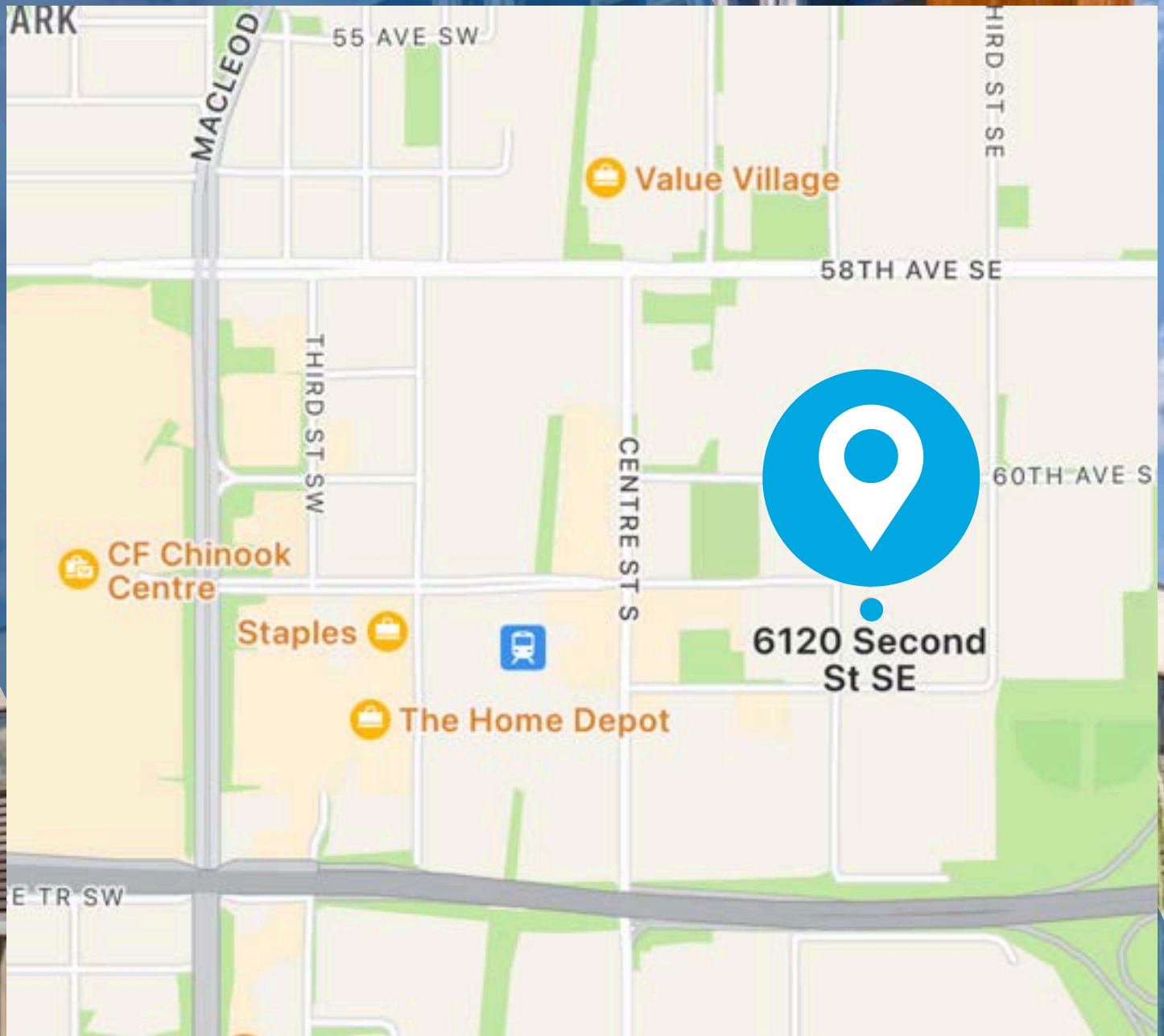


PARKING SURFACE



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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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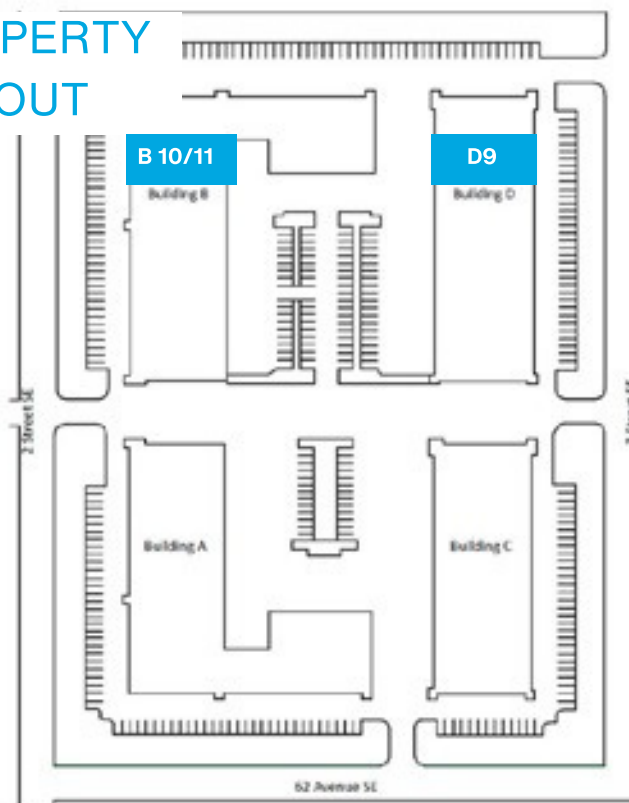
FOR LEASE - UNIT B10/11



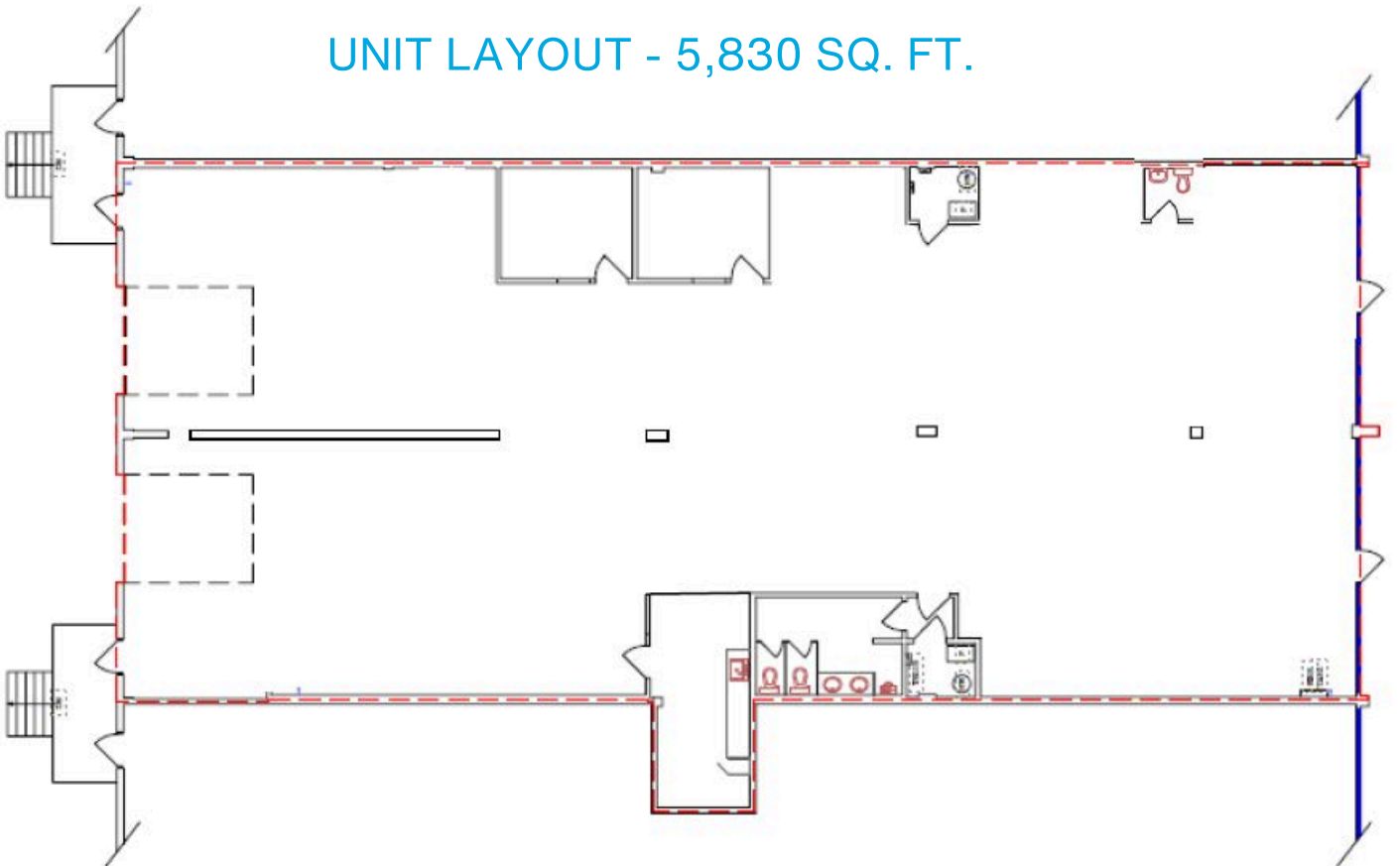
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LAYOUT - UNIT B10/11

PROPERTY LAYOUT



UNIT LAYOUT - 5,830 SQ. FT.



FOR LEASE - UNIT B10/11

Available Immediately: Unit B10/11 presents a versatile 5,830 sq. ft. industrial space, ideally suited for a variety of uses, including warehouse operations, production activities and more.

The unit features a kitchenette, generous storage options, and energy-efficient LED lighting. Two dock bays (12' x 10') ensure seamless loading and unloading, while the 200 Amp/400 V/3-phase electrical capacity supports robust operational needs.

Whether you require a well-appointed industrial facility or a functional warehouse solution, Unit B10/11 delivers the flexibility and modern amenities to meet your business's demands.

PROPERTY AMENITIES



Available immediately



Ample Parking



Unit Area - 5,830 sq. ft.



Ceiling Height - 16'



Comb Office & Warehouse



LED lights throughout



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Have a question? Contact us.

THEODOR ARBUZOV

Leasing Director

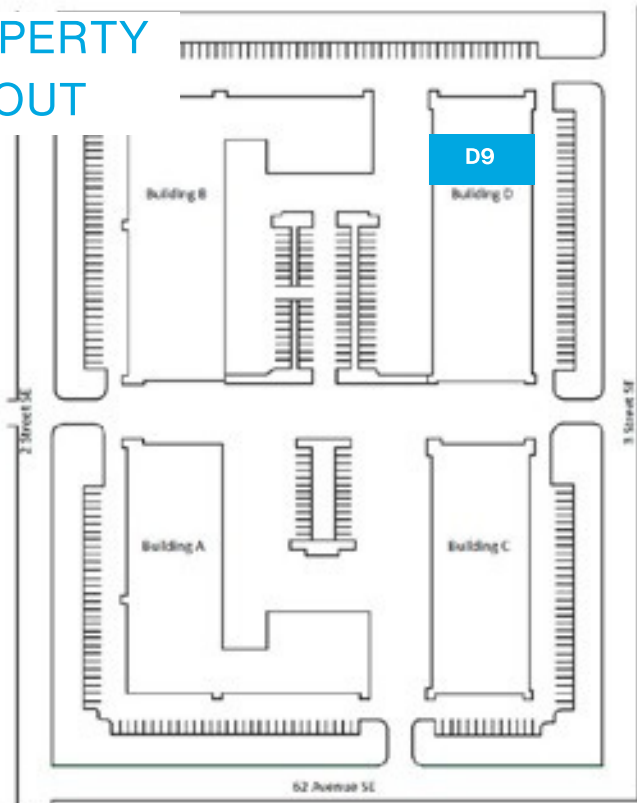
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Office: (403) 777-2739

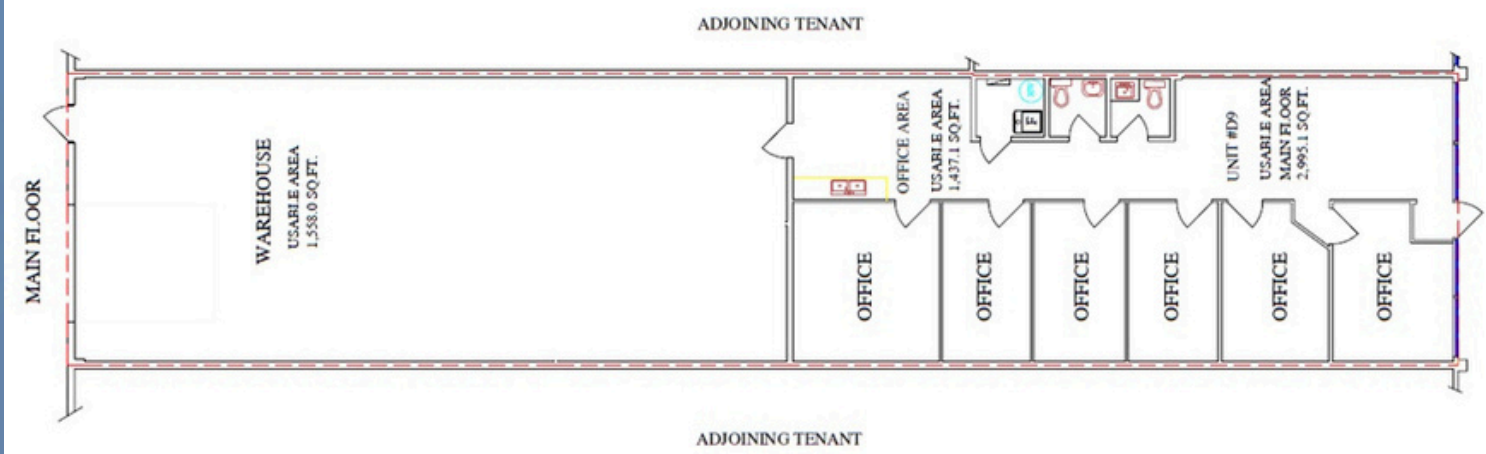
Mobile: (587) 973-3616

LAYOUT - UNIT D9

PROPERTY LAYOUT



UNIT LAYOUT - 2,995 SQ. FT.



FOR LEASE - UNIT D9

Available September 1, 2025, Unit D9 at Phillips Park (6120 2nd Street SE) is a well-appointed 2,995 sq. ft. industrial/office space with a modern layout suited to a variety of professional and light industrial uses. The unit includes 1,558 sq. ft. of warehouse space with 16-foot ceilings and a convenient drive-in bay, as well as 1,437 sq. ft. of climate-controlled office space featuring five private offices, a dedicated boardroom, a reception/showroom area, a kitchenette, and two washrooms. Tenants and visitors benefit from ample complimentary parking, and the location offers excellent accessibility, just a five-minute walk to Chinook C-Train Station and close to Blackfoot Trail, Glenmore Trail, and Macleod Trail.

PROPERTY AMENITIES



Available Sept. 1, 2025



Unit Area - 2,995 sq. ft.



Comb Office & Warehouse



Ample Parking



Ceiling Height - 16'



Kitchenette



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