



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

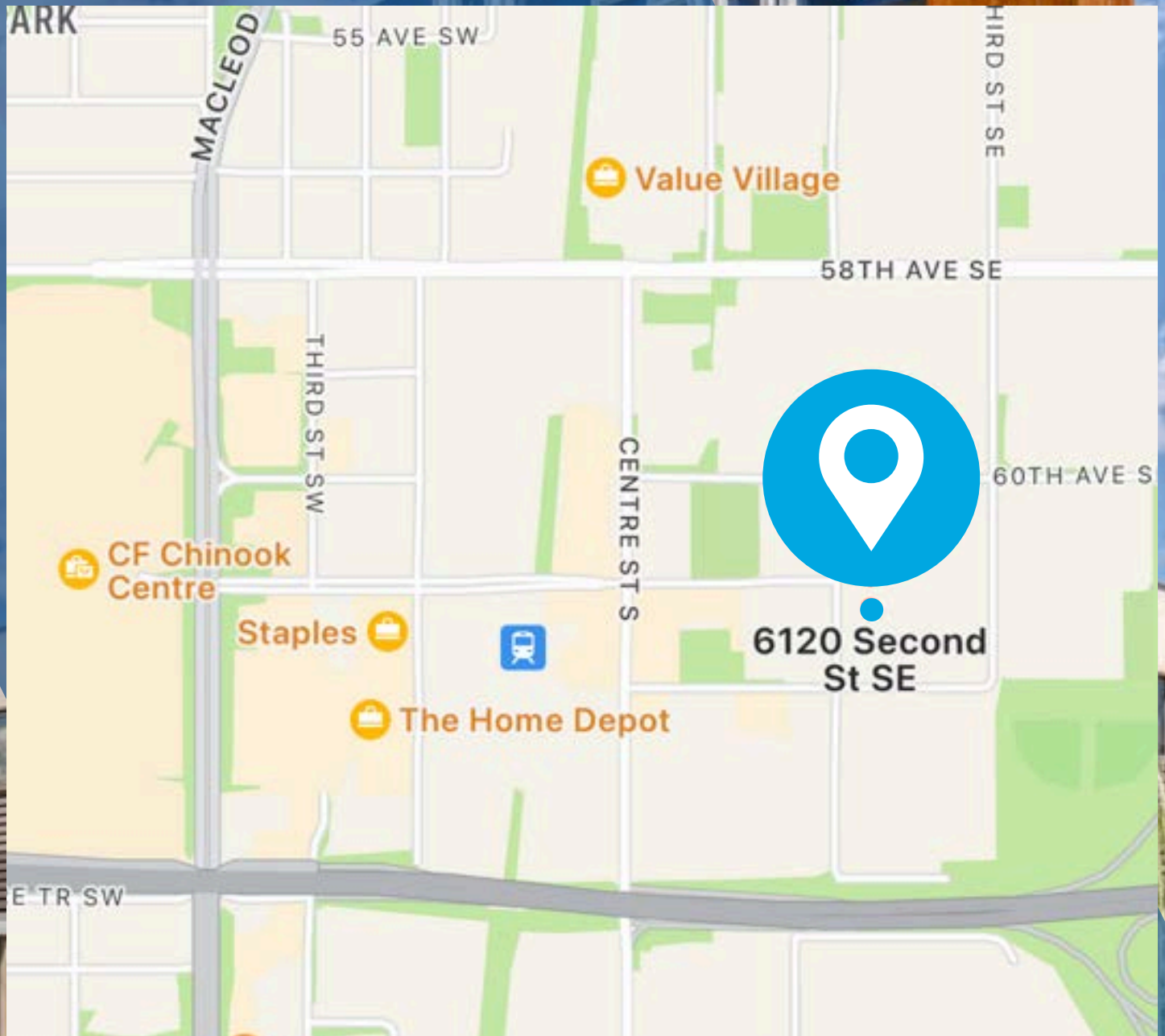


PARKING SURFACE



PBALAND.COM

PHILLIPS PARK



PBALAND.COM

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.

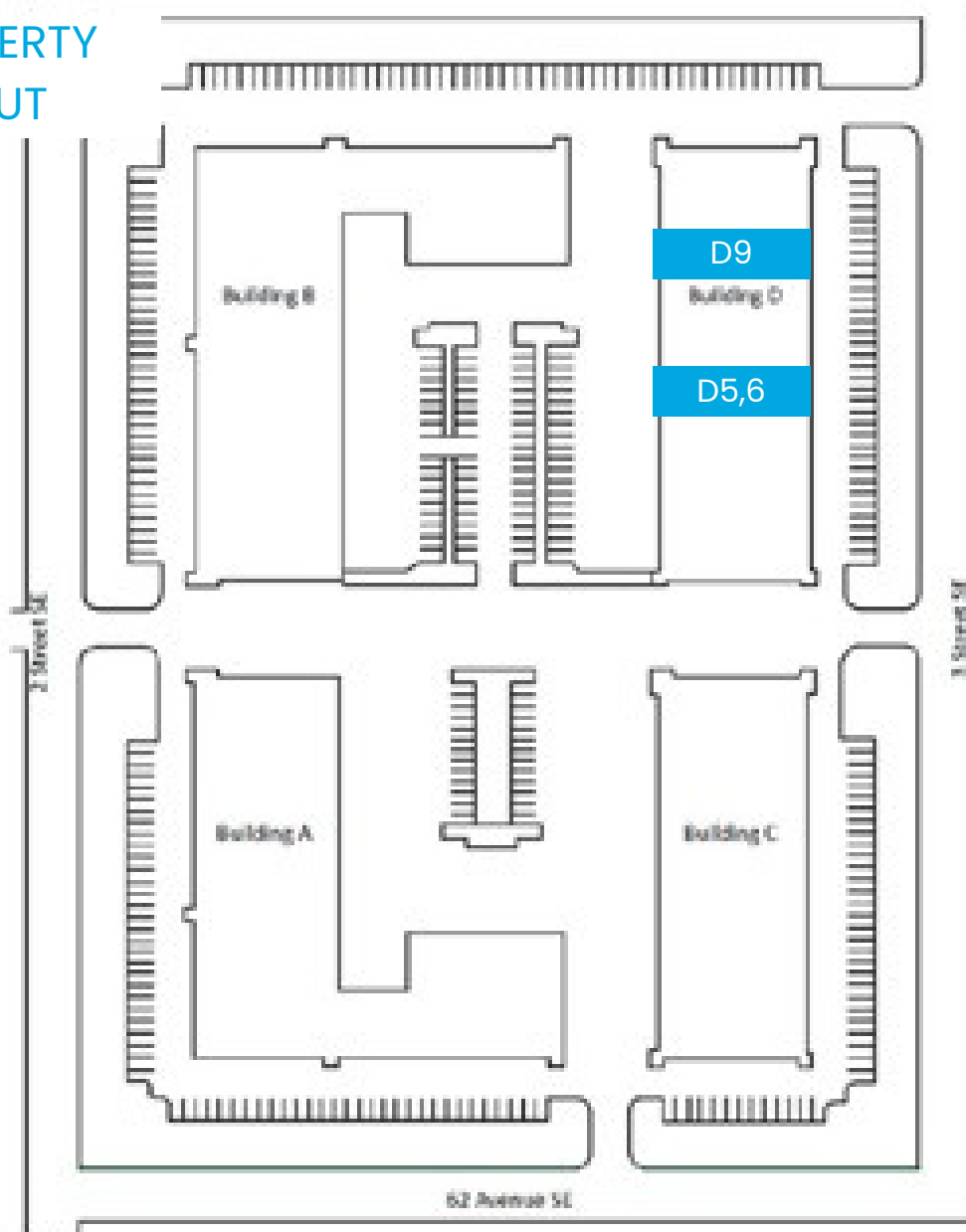
The tenant base at Phillips Park is a mix of office, industrial, and retail users, many of whom have been in the complex for over three decades.



PBALAND.COM

LAYOUT - UNIT D9

PROPERTY LAYOUT



FOR LEASE - UNIT D5,6

Available November 1, 2025, Unit D5,6 at Phillips Park, located at 6120 2nd Street SE, offers 6,003 square feet of prime industrial space. The unit features two 10' x 12' drive-in bays and has the flexibility to be subdivided into two approximately 3,000 sq ft units.

This adaptable space is well-suited for light manufacturing, warehousing, storage, or a range of other industrial purposes. It offers an excellent balance of functionality and visibility in a desirable central location.

Tenants and visitors will appreciate the ample complimentary parking. The property is easily accessible, just a five-minute walk from the Chinook C-Train Station, and conveniently located near Blackfoot Trail, Glenmore Trail, and Macleod Trail.

PROPERTY AMENITIES



Available Nov. 1, 2025



Ample Parking



Unit Area - 6,003 sq. ft.



Ceiling Height - 18'



Industrial Unit



Two drive in bays 10' x 12'



PBALAND.COM



Have a question? Contact us.

THEODOR ARBUZOV

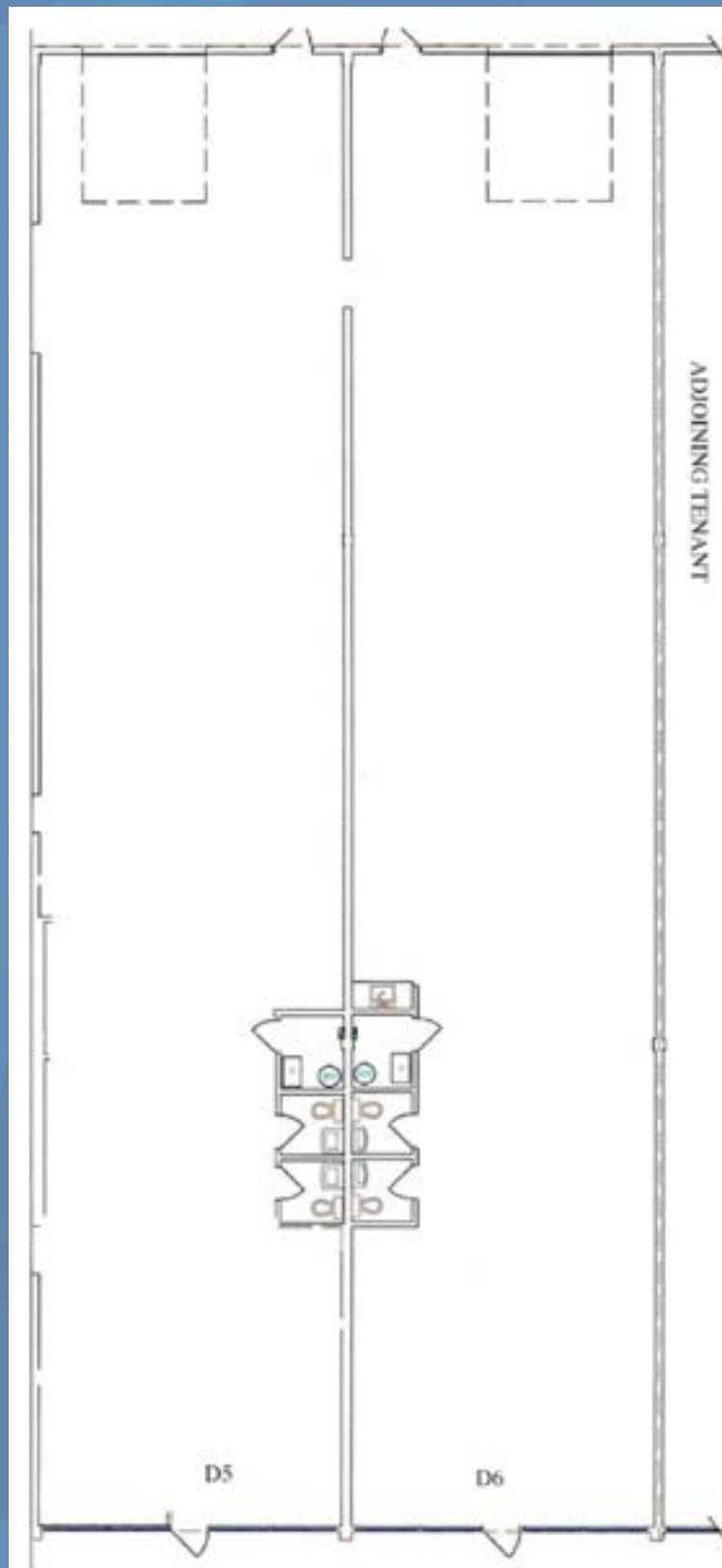
Leasing Director

tarbuzov@pbaland.com

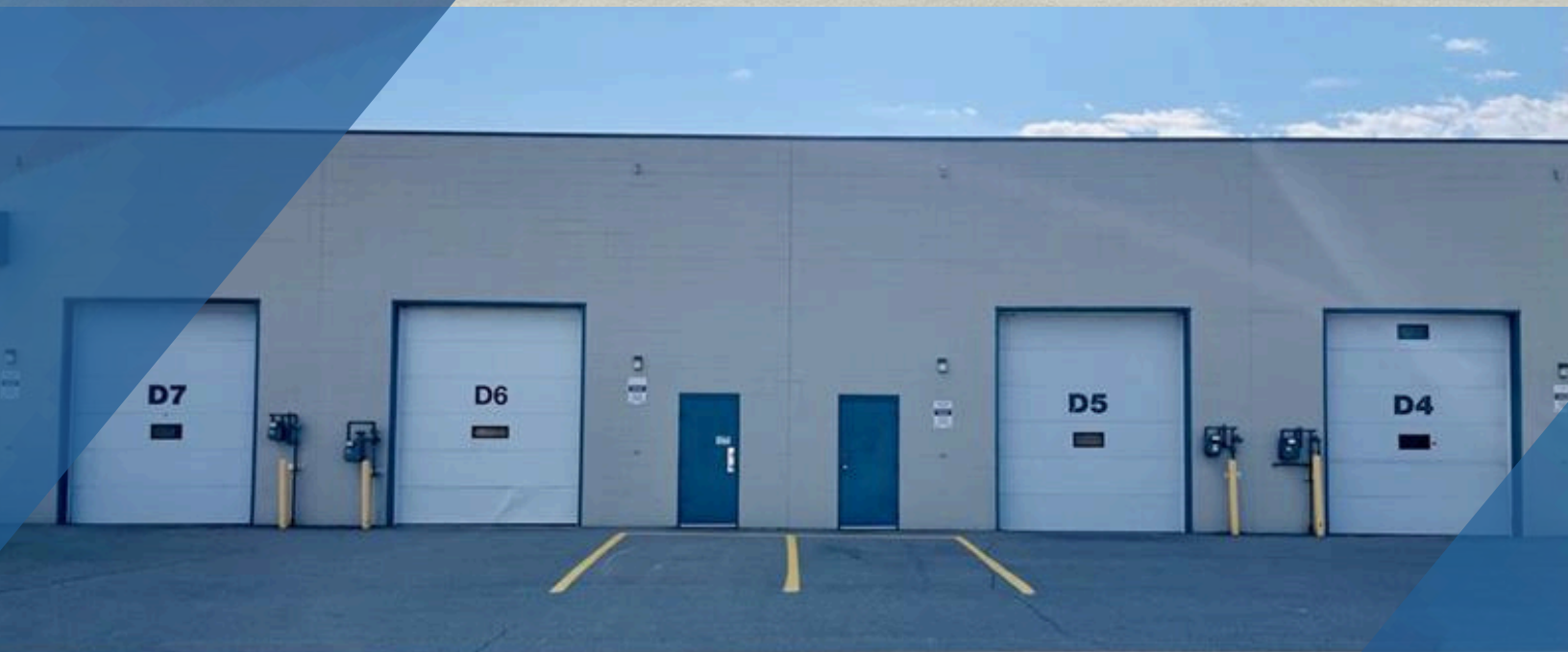
Office: (403) 777-2739

Mobile: (587) 973-3616

LAYOUT - UNIT D5,6



FOR LEASE - UNIT D5,6



PBALAND.COM

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



PBALAND.COM



Have a question? Contact us.

THEODOR ARBUZOV

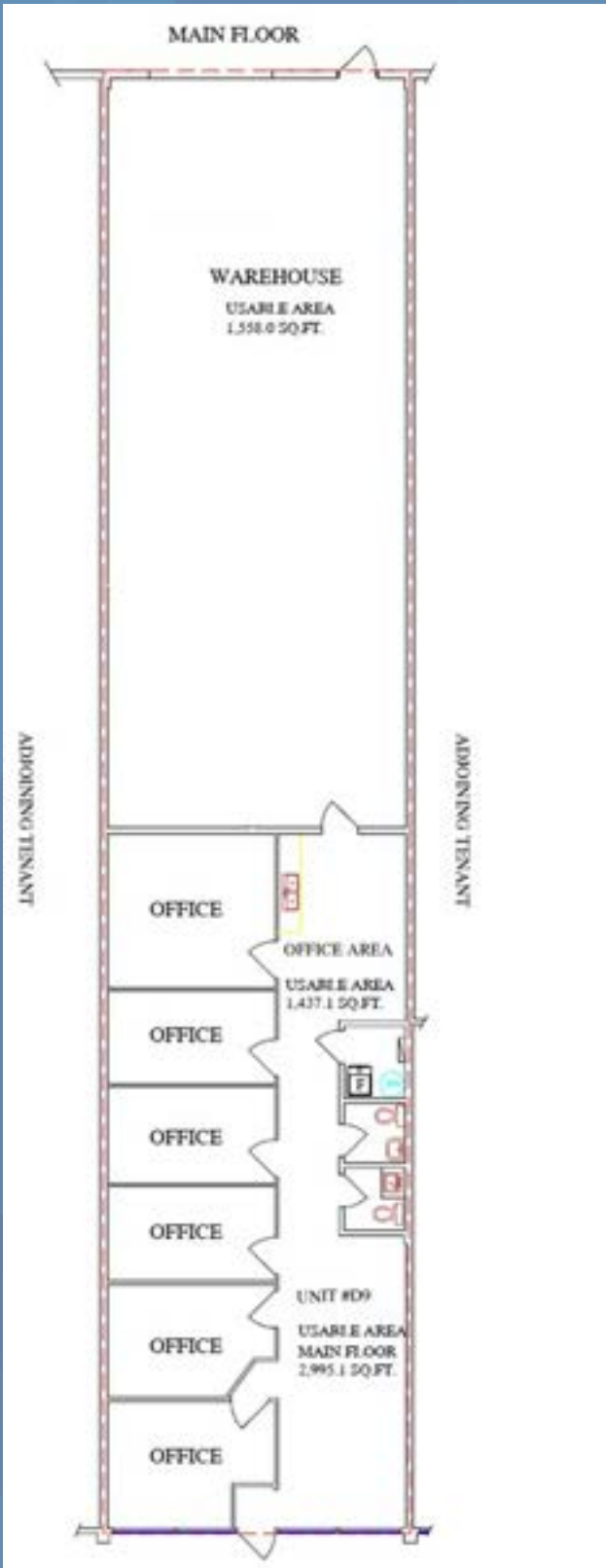
Leasing Director

tarbuzov@pbaland.com

Office: (403) 777-2739

Mobile: (587) 973-3616

UNIT D9 -SITE PLAN



FOR LEASE - UNIT D9



PBALAND.COM