



PHILLIPS 63 BLDG B

3675 63 Ave NE



YEAR BUILT 2012



BUILDING SQ. FT. 63,197



ZONING D-C



CEILING HEIGHT 28 FT



PARKING RESERVED



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FEATURE PROPERTY

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Completed in 2012, this premium industrial property offers 36,858 sq. ft. of versatile warehouse space. Strategically located with direct access to the Westwinds LRT, it provides exceptional connectivity to Calgary International Airport.

The property benefits from prominent building signage along Metis Trail, ensuring maximum visibility. Additionally, with 100 surface parking stalls, it combines convenience with functionality.

Available for immediate occupancy, this space offers a unique opportunity for businesses seeking a high-profile, accessible location.



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A detailed site plan of a property, likely a warehouse or industrial site. The plan shows various areas including parking lots, a building footprint, and surrounding infrastructure. A large blue rectangular area is overlaid on the plan, indicating the location of the warehouse. The plan includes labels for various features such as 'PROPERTY LINE', 'ASPHALT PAVING', 'CONCRETE PAVING', 'TRASH RECEPTACLE', 'TRANSFORMER PAD', 'HEAVY DUTY ASPHALT', 'METIS TRAIL N.E.', and 'NORTH'.

WAREHOUSE
36,858 SQ. FT.



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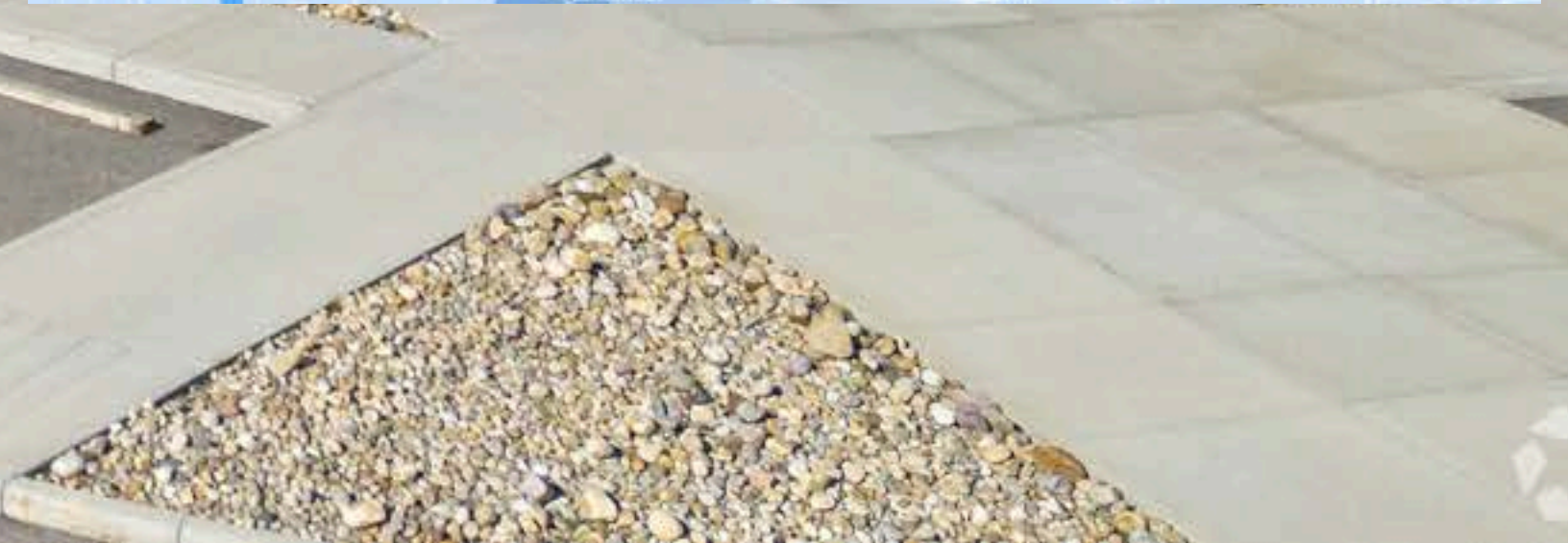
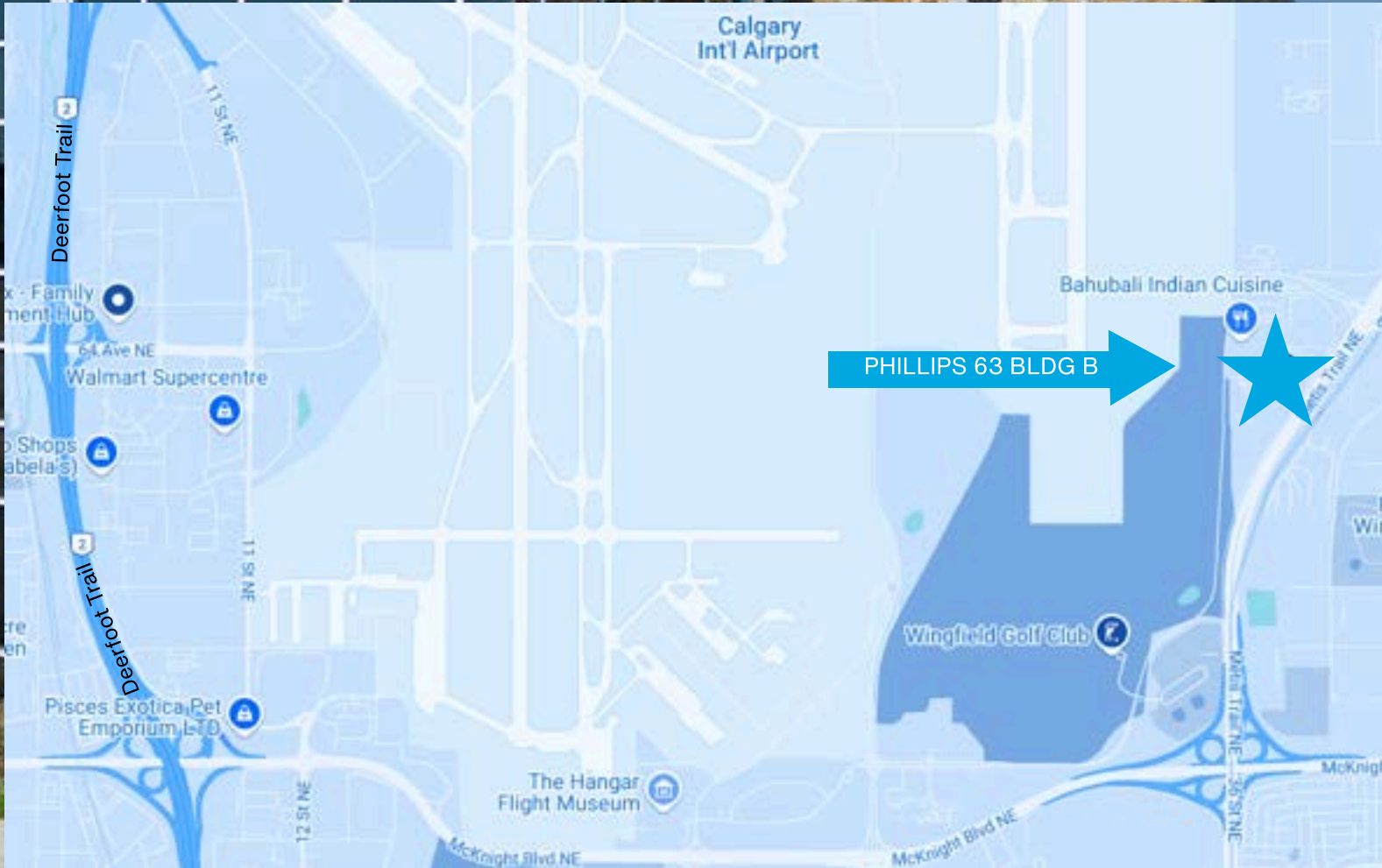
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- The architectural drawing is a detailed floor plan of a building's first floor. It features a grid system with vertical lines numbered 1 to 6 and horizontal lines lettered A to F. Key areas include:
- Warehouse Area:** A large rectangular space measuring approximately 100 feet by 150 feet, labeled "WAREHOUSE 2000 SF".
 - Retail Jewellery and Commerce:** Located at the bottom left, measuring 899 sq ft total.
 - Office:** A room measuring 500 sq ft located near the center-right.
 - Kitchen Area:** Situated above the office, containing a sink, stove, and refrigerator.
 - Bathroom:** Adjacent to the kitchen area.
 - Storage:** Several smaller storage rooms or closets throughout the plan.
 - Restroom:** Located near the bottom center.
 - Exit Doors:** Multiple exits are marked around the perimeter of the building.
 - Dimensions:** Various linear dimensions are noted throughout the plan, such as 100'-0" and 150'-0".



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OPPORTUNITY

This exceptional leasing opportunity offers a spacious and versatile industrial property ideal for a variety of business needs.

UNIT FEATURES

- Available Immediately
- Warehouse Size: 36,858 SQ. FT.
- Built: 2012
- Yard Size: 12K sq. ft., ideal for outdoor storage
- Loading: 2 Drive-in Bays & 1 Loading Dock
- Ceiling Height: 28' offering significant vertical storage
- Power Supply: 750 KVA / 1,200 AMP to support extensive equipment and operational requirements
- Parking: 35 surface stalls, ample space for employees & visitors

This property presents an excellent opportunity for businesses seeking a well-equipped industrial space. Schedule a tour to explore how this versatile property can meet your operational needs.

BUILDING AMENITIES



Available Immediately



Unit Area - 36,858 sq. ft.



2 Drive-in Bays, 1 Dock



Ample Parking



Ceiling Height : 28'



750 KVA / 1,200 AMP



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Have a question? Contact us.

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