



# 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

## PHILLIPS 66 BLDG B

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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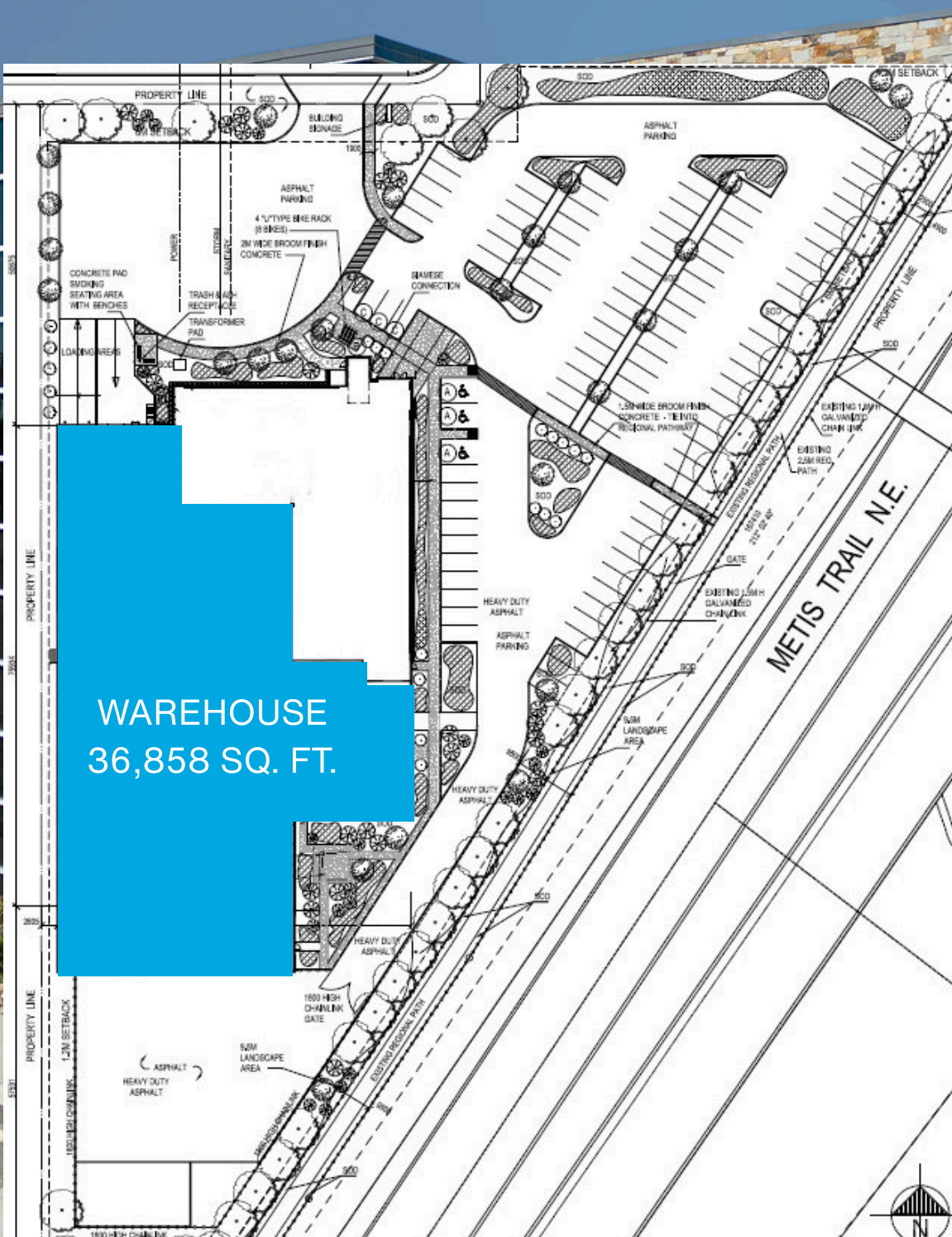
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WAREHOUSE  
36,858 SQ. FT.



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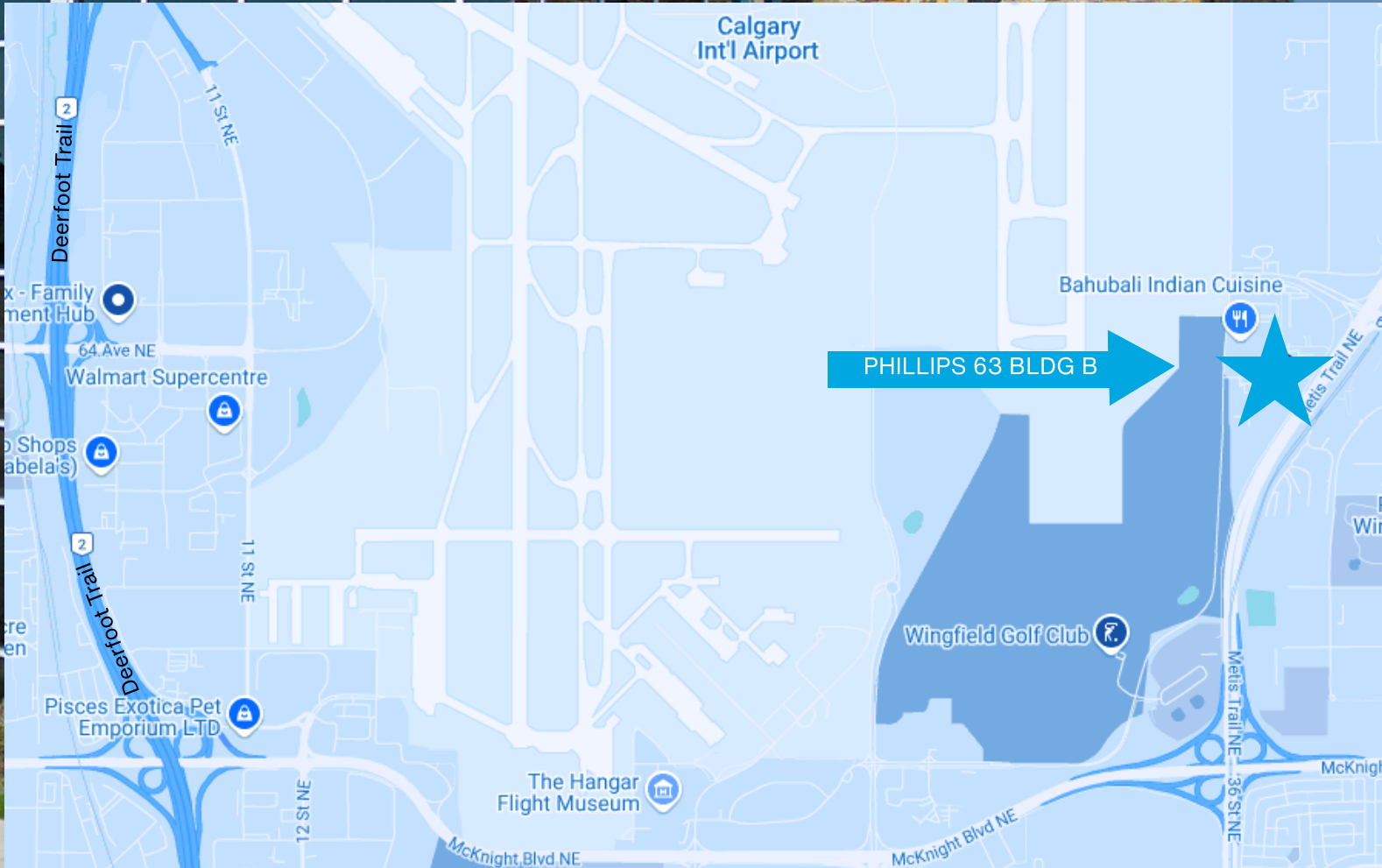






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## OPPORTUNITY

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



Op Cost & PTax \$8.51



Unit Area - 36,858 sq. ft.



Ceiling Height : 28'



2 Drive-in Bays, 1 Dock



750 KVA / 1,200 AMP



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Have a question? Contact us.

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