



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



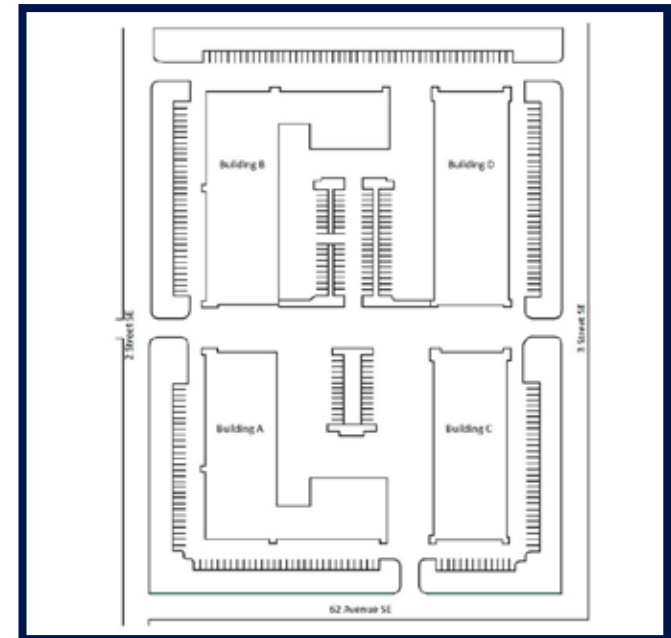
**CEILING HEIGHT**  
16ft



**PARKING**  
Surface



UNIT	AREA	AVAILABLE	LOADING	COMMENTS	SPACE PLAN
A6/ A7	4,711 - 5,749* SQFT	Conditionally Leased	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.	<a href="#">View Plan</a>
A10	2,588 SQFT	Immediately	10'x12' Drive-in	Combination of show room, office and back-end warehouse	<a href="#">View Plan</a>
B4/B5	5,755 SQFT	Immediately	10'x12' Drive-In	Move-in ready, combination of closed office and open area. Unique storage area, and office area. Rare, 400A of power.	<a href="#">View Plan</a>
D13	3,002 SQFT	Immediately	Dock 10'x12'	Vanilla Shell industrial unit, with loading dock	<a href="#">View Plan</a>



\*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.**

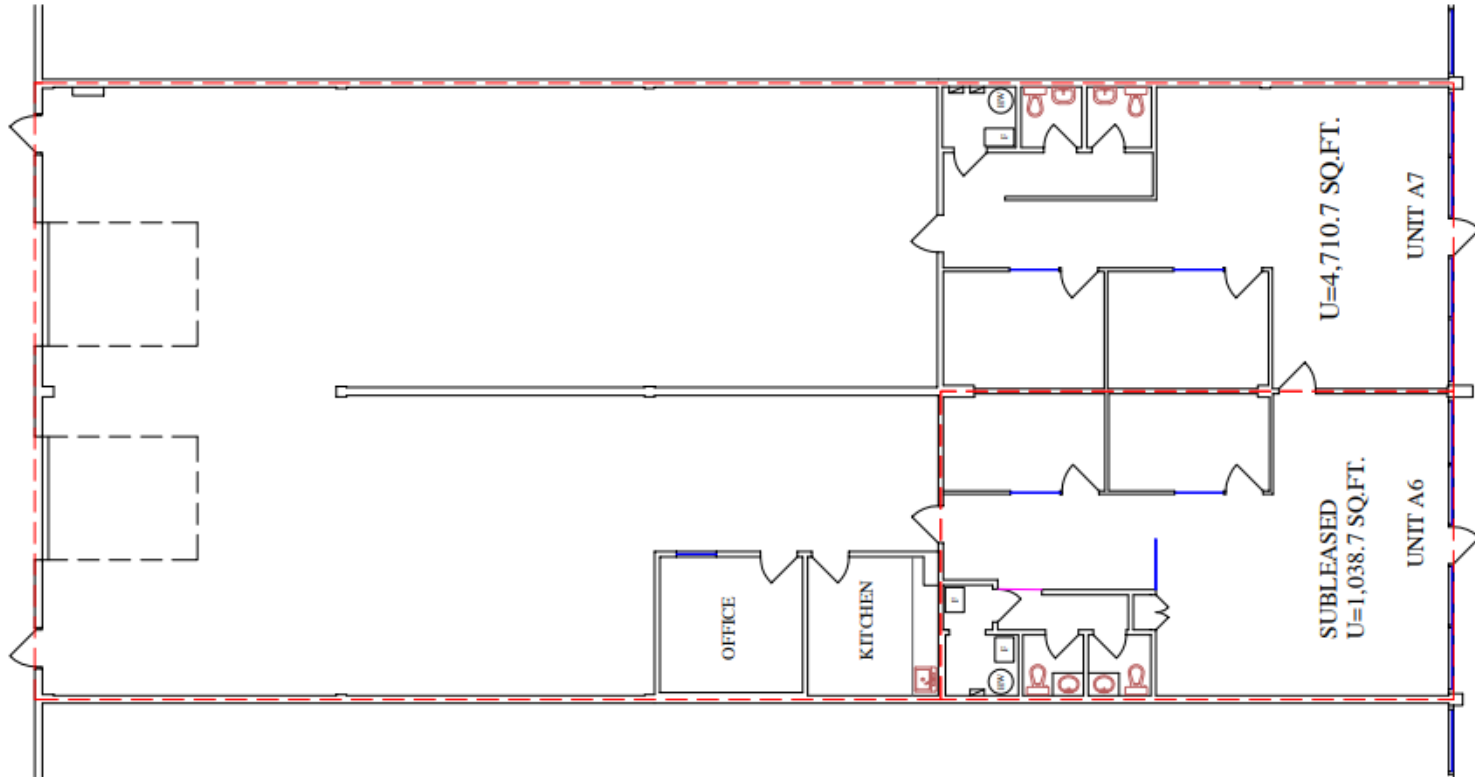


**Dahlya Molina**

**Vice President,  
Real Estate & Leasing**

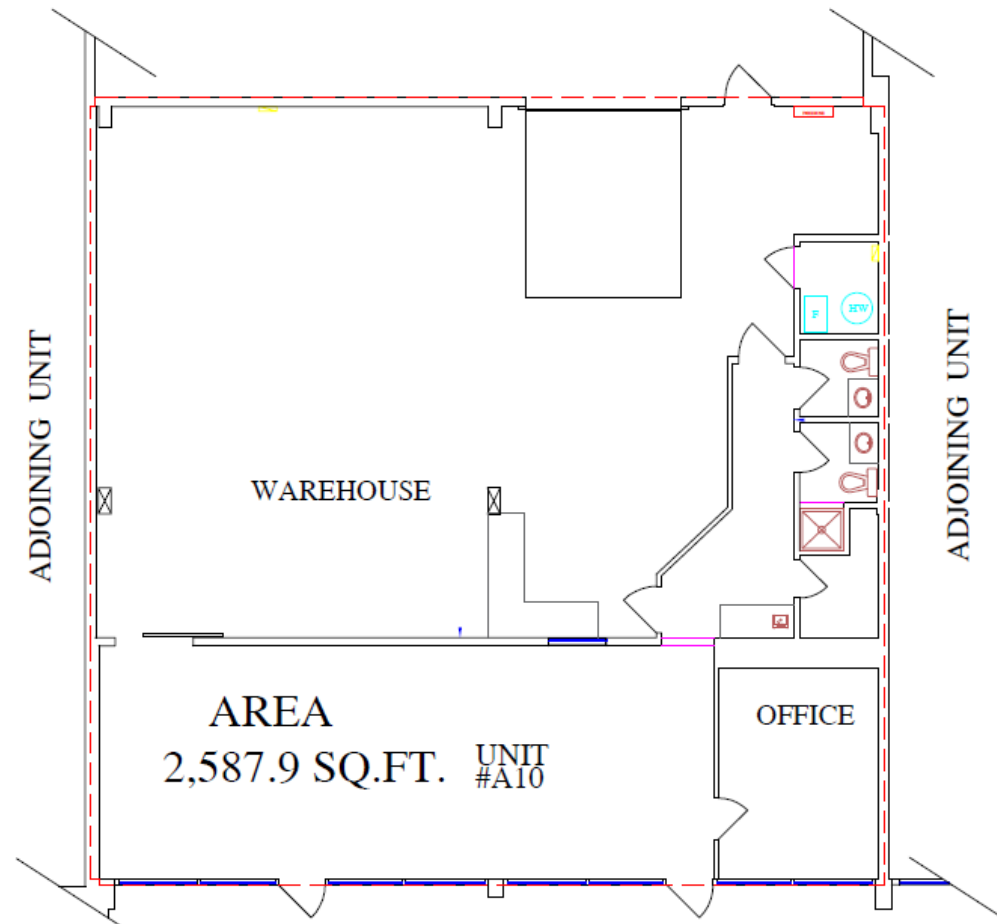
DMolina@pbaland.com (403)  
777-2712

**A6 / A7**

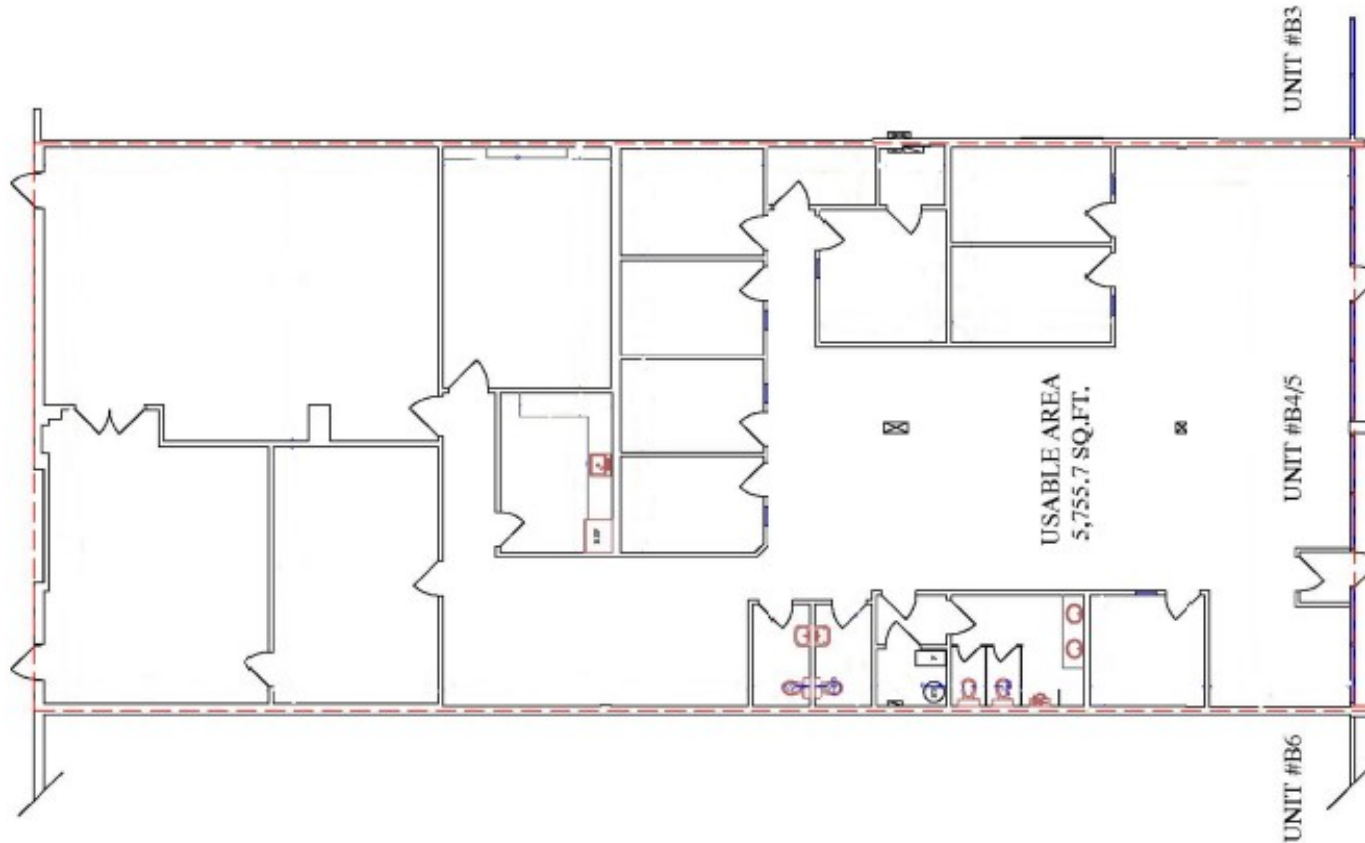




**A10**



**B4/B5**



**D13**

