



PHILLIPS 63 BUILDING B

3663 63 AVE NE



DETAILS

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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.

OPPORTUNITY

This exceptional industrial leasing opportunity offers a spacious and versatile property ideal for a variety of business needs, with the potential to be easily converted for recreational use such as a children's indoor playground or indoor sports facility..

UNIT FEATURES

- Warehouse Size: 36,858 SQ. FT. subdivided into
 - 12,016 SQ. FT.
 - 24,032 SQ. FT.
- Yard Size: 12K sq. ft., ideal for outdoor storage
- Complimentary Parking
 - 35 parking stalls for Industrial Tenant
 - 135 parking stalls for Recreational Tenant
- Loading: 2 Drive-in Bays & 1 Loading Dock
 - 12,016 SQ. FT. with one drive-in door and one dock bay
 - 24,032 SQ. FT. with one drive-in door
- Power Supply: 750 KVA / 1,200 AMP to support extensive equipment and operational requirements

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.



YEAR BUILT
2012



TOTAL BUILDING
SQ FT
63,197 sq ft



ESTIMATED
OPERATING
COSTS INC. PTAX
\$8.51



ZONING
D-C



CEILING
HEIGHT
28 ft



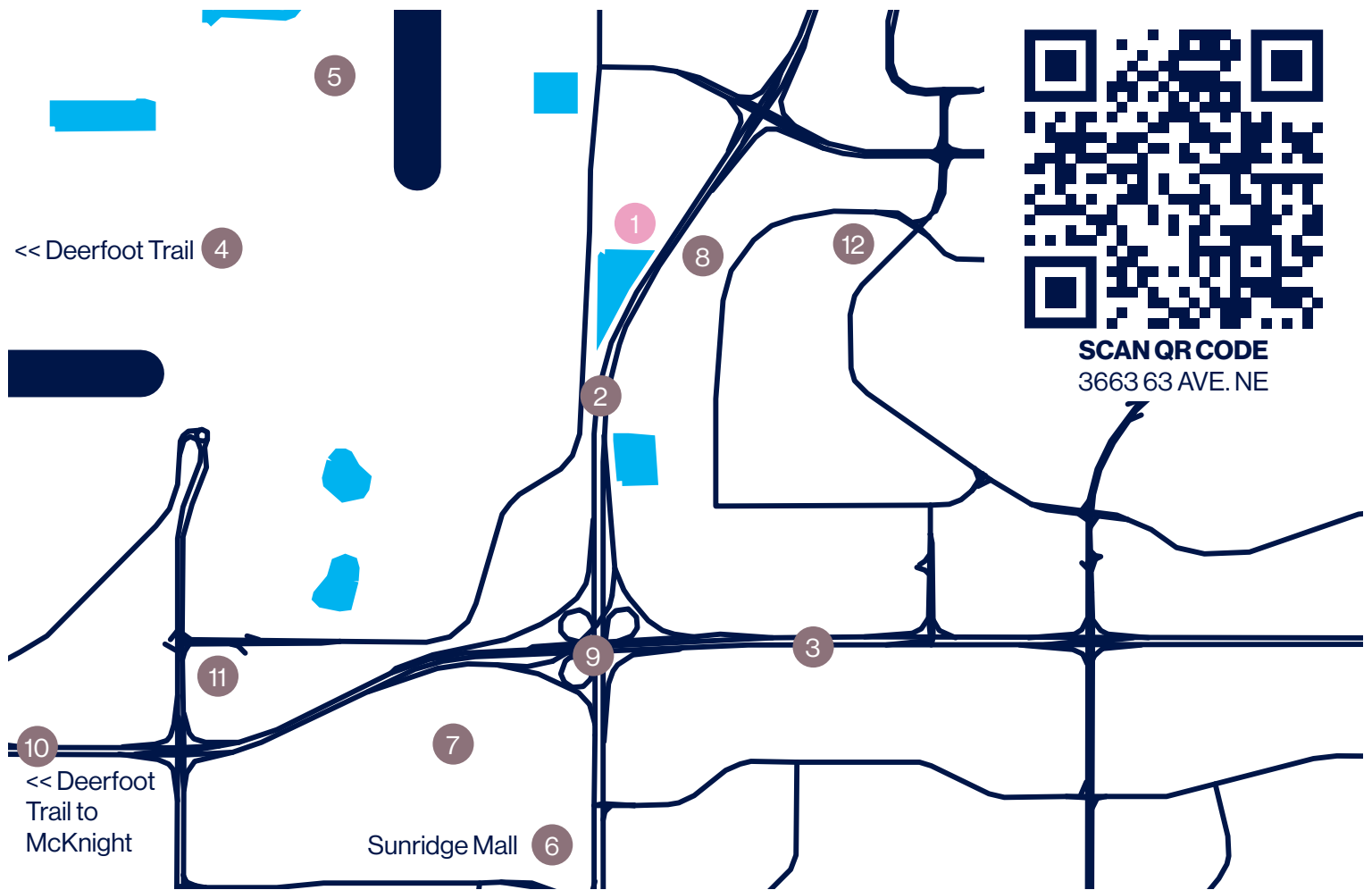
LEASE
Flexible
Availability



PHILLIPS 63 BUILDING B
3663 63 AVE. NE
PHONE: (403) 777-2722
EMAIL: INFO@PBALAND.COM
WEB: PBALAND.COM



LOCATION AND LEGEND

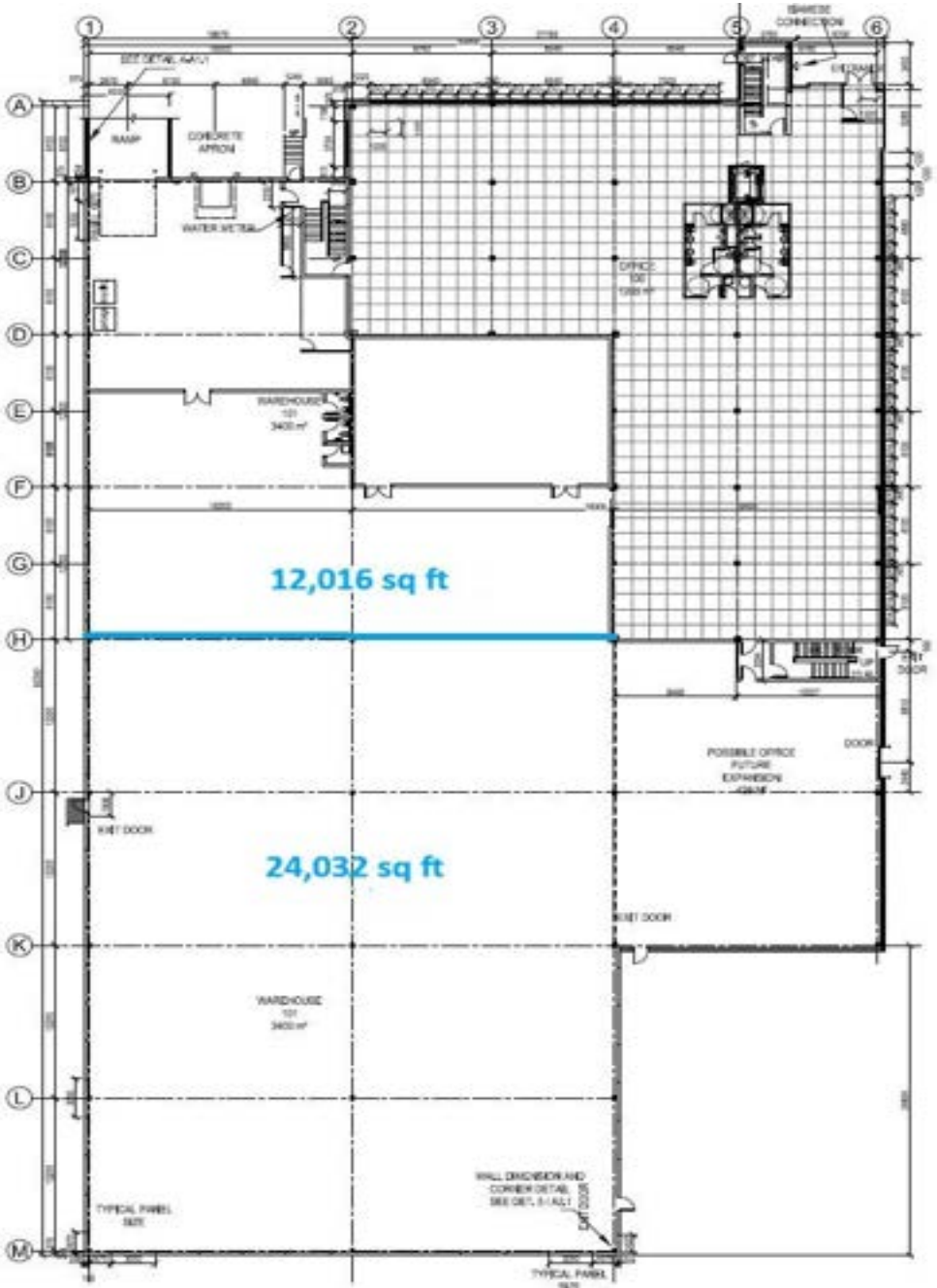


1. Phillips 63 Building B
2. Metis Trail
3. McKnight Blvd
4. Deerfoot Trail
5. YYC Airport
6. Sunridge Mall
7. Walmart
8. 11-min. walk to Chinook McKnight Westwinds LRT Station
9. 5-min drive from McKnight & 36 St.
10. 10-min drive from Deerfoot Trail to McKnight
11. Chop Steakhouse
12. Samosa Factory

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FLOOR PLAN BUILDING B



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PROPERTY PHOTOS



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