

INDUSTRIAL PROPERTY FOR SALE

Shop, Office, Fenced Yard

8001 PETERSBURG STREET, ANCHORAGE, AK 99507



- Versatile and well-equipped industrial building for sale. 33,000 SF. Situated on 294,030 SF (6.75 acres) zoned I-1. I-2.
- Primarily heavy shop with customer service and parts storage on the ground floor, and support office space on the first and second floors.
- Steel frame construction with +/- 25 foot wall heights in the shop.
- Serviced by overhead cranes, steel beam reinforced concrete floors, oil water separators, and 277/480V – 4W, 600 AMP 3-phase power.
- Nine overhead doors; two 20' X 20', four 18' X 18' and three 16' X 16'. Wash Bay
- \$8,750,000



LAKE OTIS PKWY.



Stewart S Smith Broker 907-727-8686
SSS Commercial Real Estate

SALIENT FACTS

<u>BUILDING ADDRESS:</u>	8001 Petersburg St., Anchorage, AK 99507
<u>LEGAL DESCRIPTION:</u>	Petersburg Business Center Block 1 Lot 1
<u>ASSESSOR PARCEL #:</u>	014-211-62
<u>ZONING:</u>	I-1: Light industrial district. & I -2
<u>SITE AREA:</u>	294,030 SF (4.34 acres)
<u>IMPROVEMENTS:</u>	33,000 SF GBA 2-story steel frame building, fully sprinklered.
<u>APRON:</u>	A reinforced concrete apron surrounds the building.
<u>SECURITY:</u>	The parcel is gated and fully fenced and the building has a camera system.
<u>OVERHEAD DOORS:</u>	Two 20' X 20' overhead doors, four 18' X 18' and three 16' X16' overhead doors, all automatic.
<u>HEATING:</u>	The property is serviced by four high efficiency gas fired boilers and the shop area has forced-air ducting through the concrete floor.
<u>ELECTRICITY:</u>	The building is serviced with 277/480V – 4W, 600 AMP 3-phase power.
<u>ACCESS:</u>	Easy access from Petersburg Street directly from Lake Otis or Abbott, close proximity to the New Seward Highway.
<u>UTILITIES:</u>	All public utilities service the property.
<u>BASEMENT:</u>	The basement of the office wing consists of storage rooms, a 2- fixture restroom, and a utility/ mechanical room. There are no windows and the space is best suited as supplemental dry storage.
<u>FIRST FLOOR:</u>	The first floor of the office wing consists of a parts counter and parts storage areas, and two 3-fixture restrooms.
<u>SECOND FLOOR:</u>	The second floor of the office wing consists of a reception area, five offices, conference room, employee break room, copy room, an equipment room, and two 3-fixture restrooms.
<u>SHOP:</u>	The primary make-up of the property consists of approximately 15,600 SF of high ceiling (25') shop space. The shop area has a small 465 SF office and a two-fixture restroom. There is also 744 SF of mezzanine housing shop employee lockers, a break room, and a 756 SF
<u>Available At</u>	8.750M



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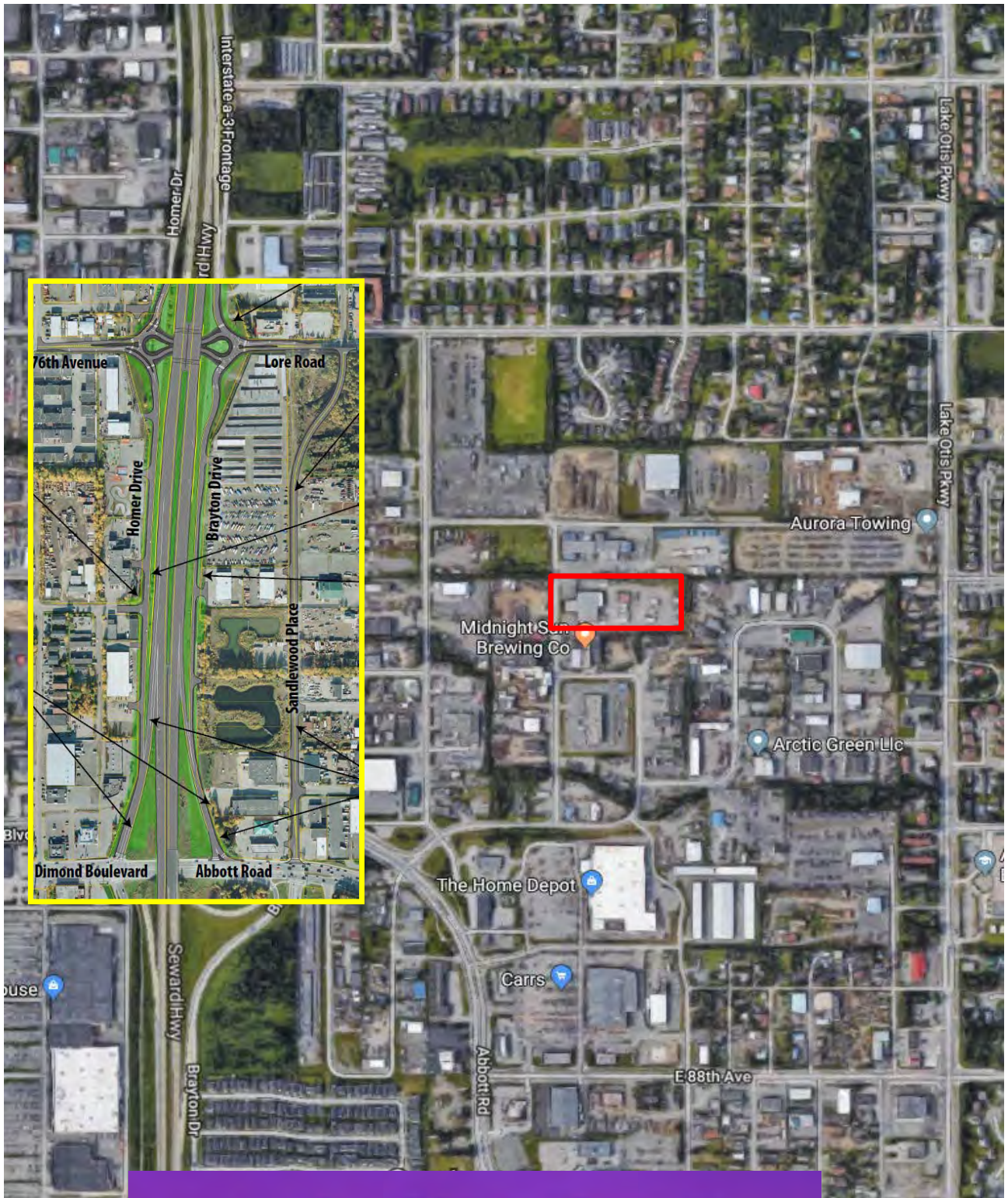
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HIGHWAY IMPROVEMENTS



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SITE AERIAL



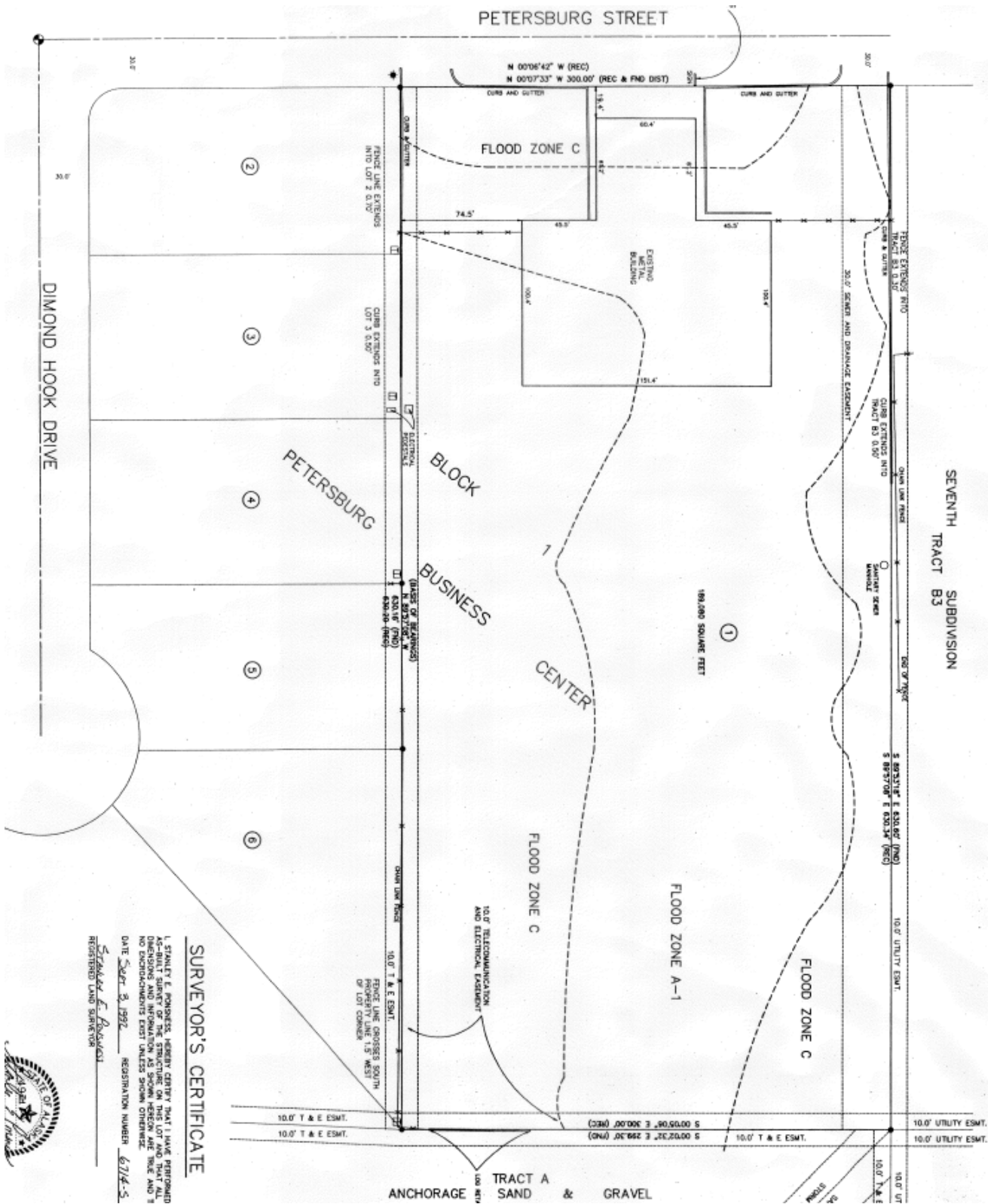
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SITE PLAN

PETERSBURG STREET

DIMOND HOOK DRIVE

SEVENTH SUBDIVISION
TRACT B3

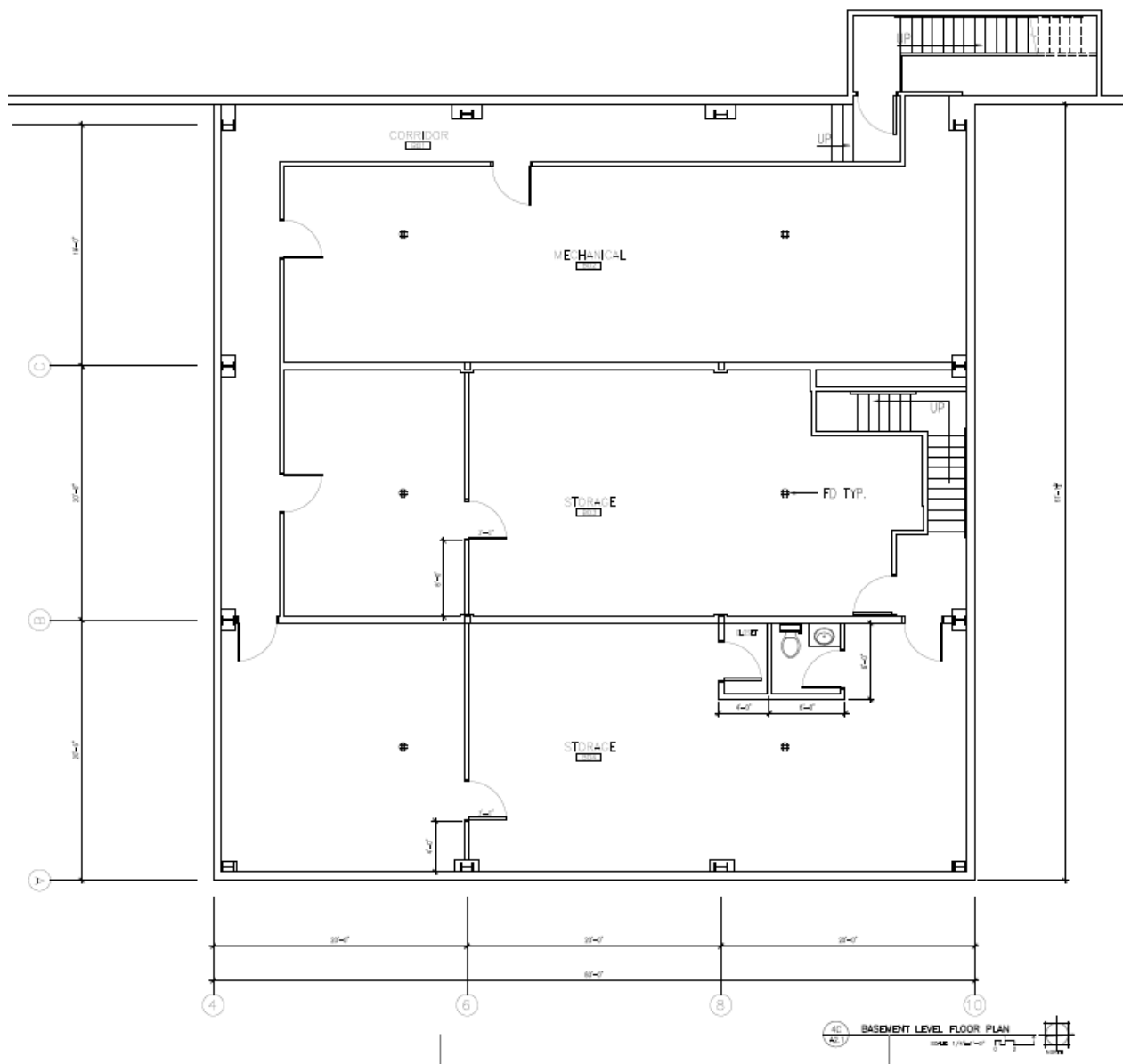


SURVEYOR'S CERTIFICATE

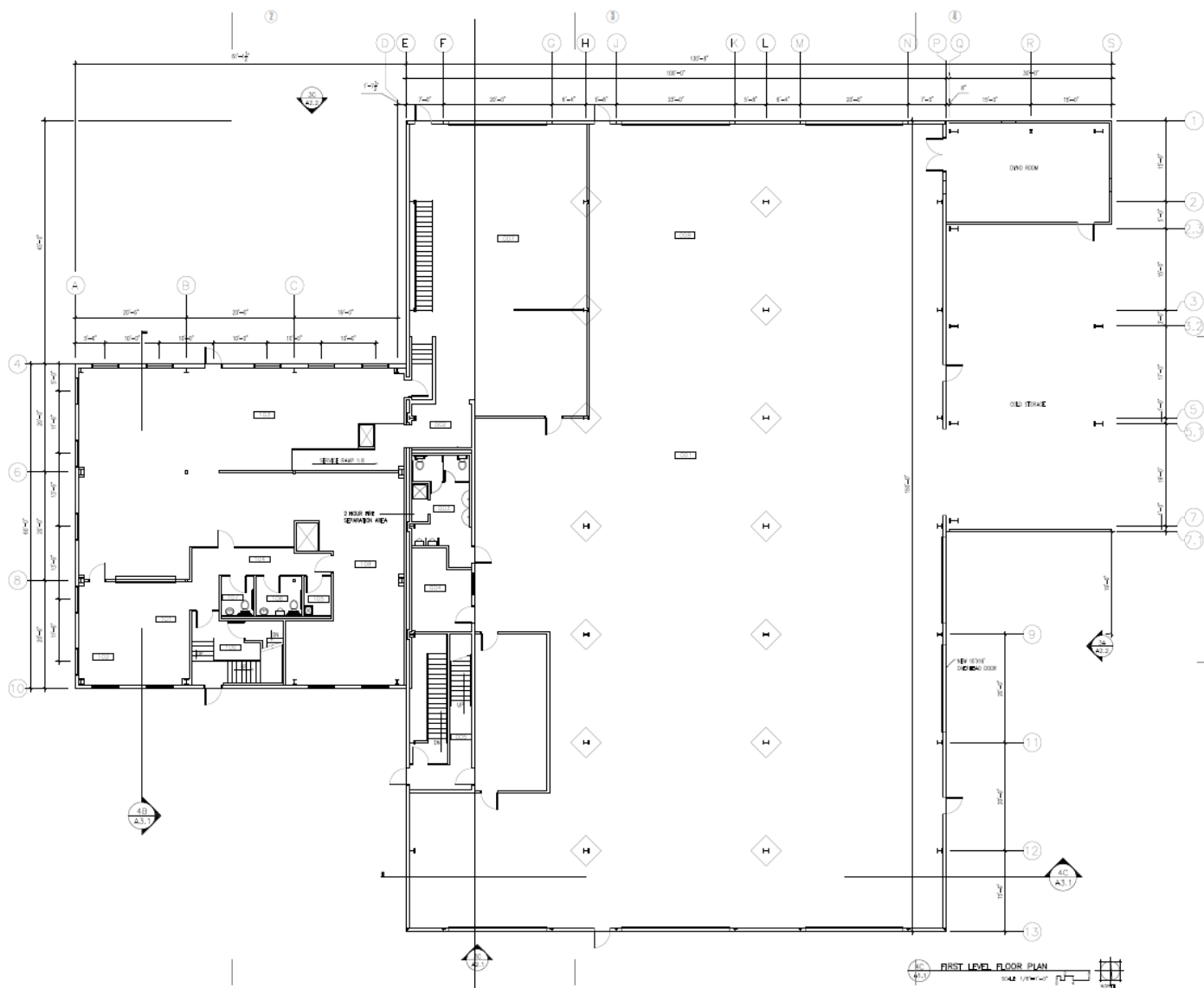
I, STANLEY E. PONNESS, SURVEYOR, HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF THE ABOVE DESCRIBED LAND AND THAT THE DIMENSIONS AND INFORMATION AS SHOWN ON THESE PLANS ARE TRUE AND NO ENCUMBRANCES EXIST UNLESS SHOWN OTHERWISE.
DATE Sept 3, 1992 REGISTRATION NUMBER 6774-S
Stanley E. Ponsness
REGISTERED LAND SURVEYOR



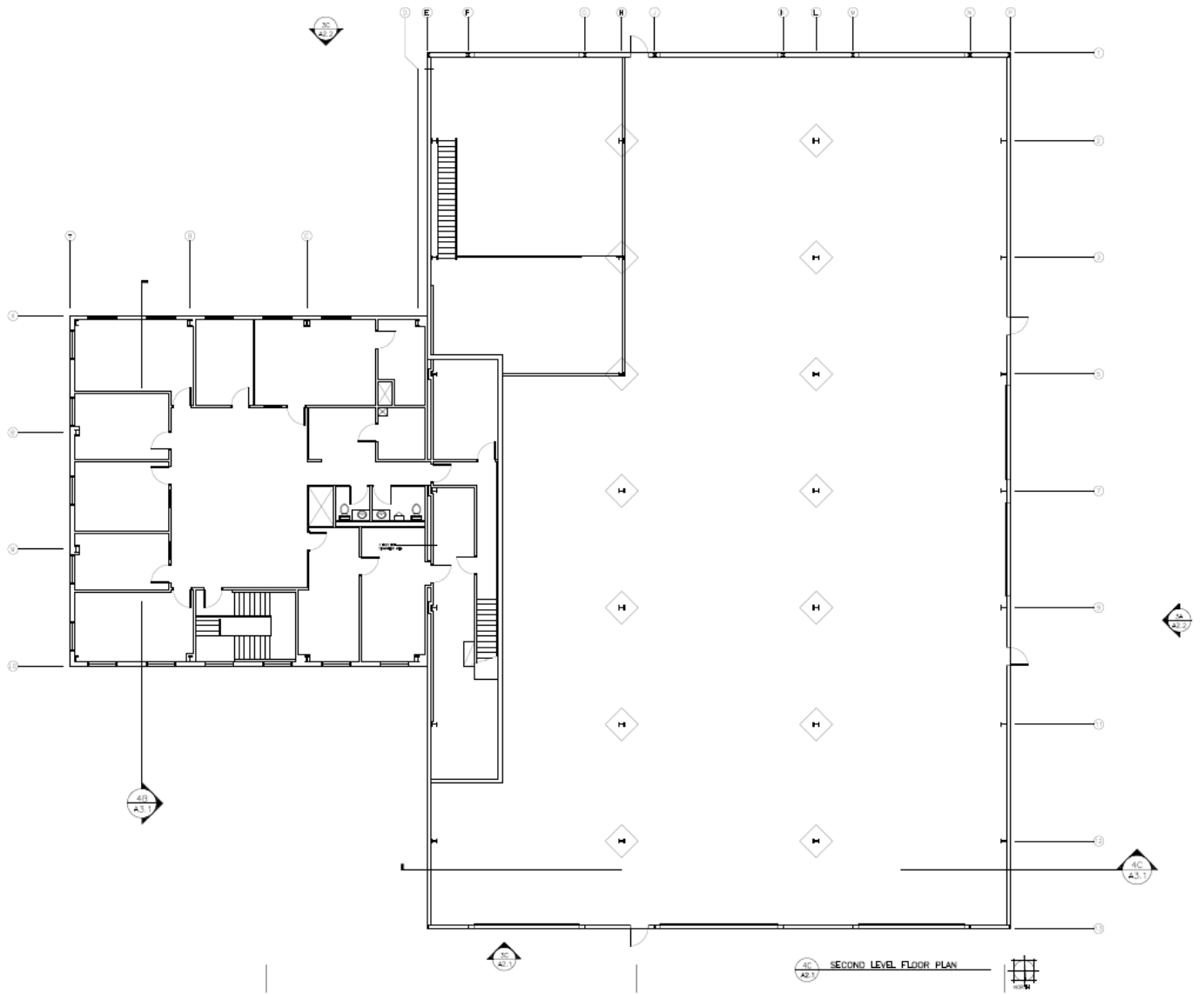
FLOOR PLAN – BASEMENT



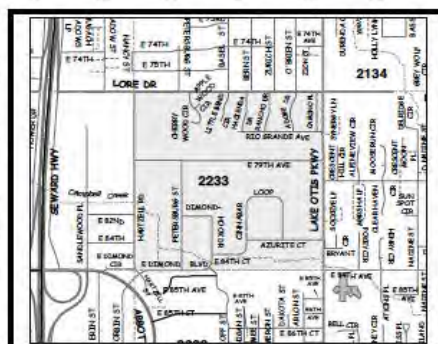
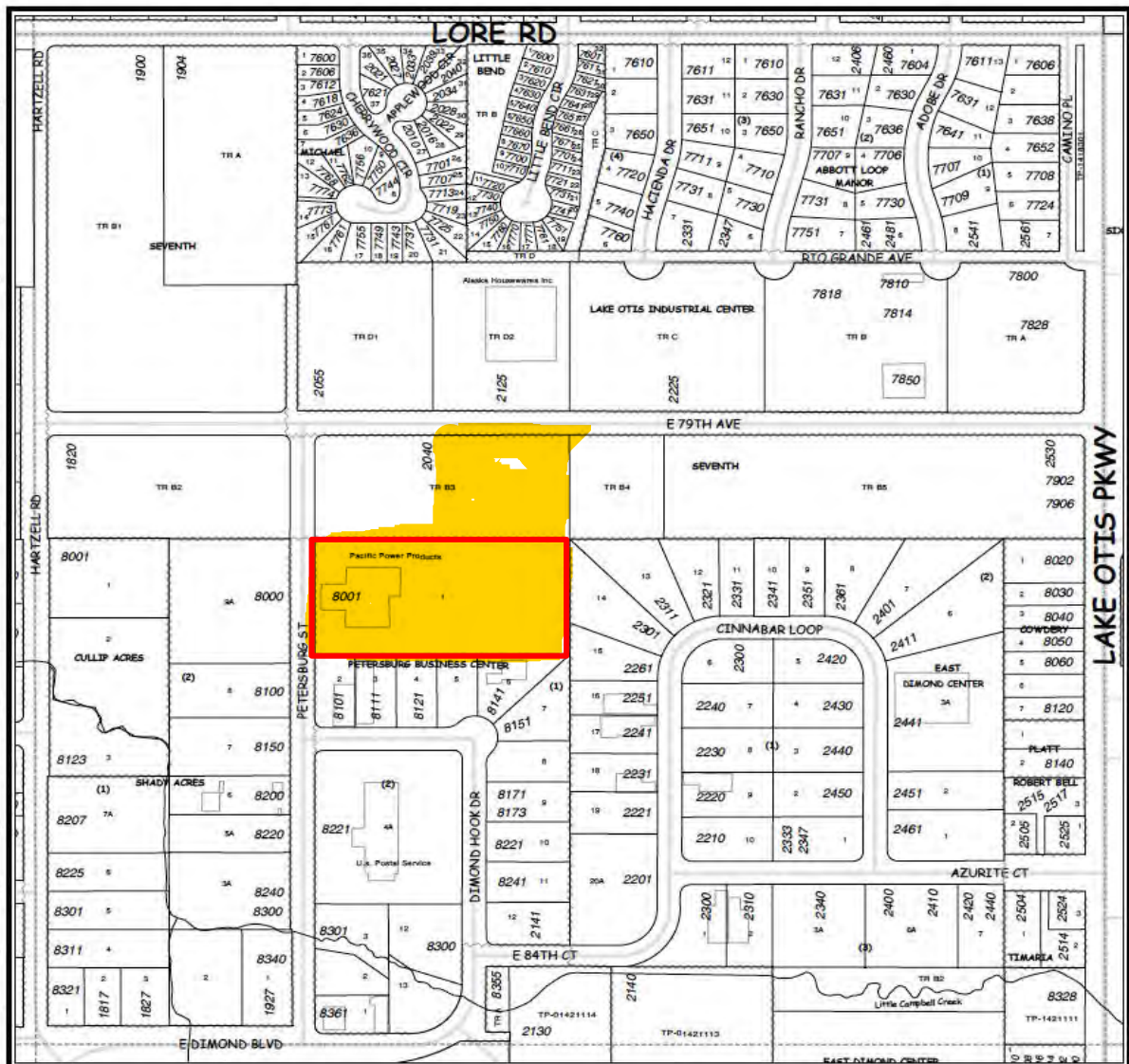
FLOOR PLAN – 1ST FLOOR



FLOOR PLAN – 2ND FLOOR



GRID MAP



12N - 3W - 8

Abbott Loop

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NOA Grid SW

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Alaska Street Master
Anchorage, AK
907-243-0477



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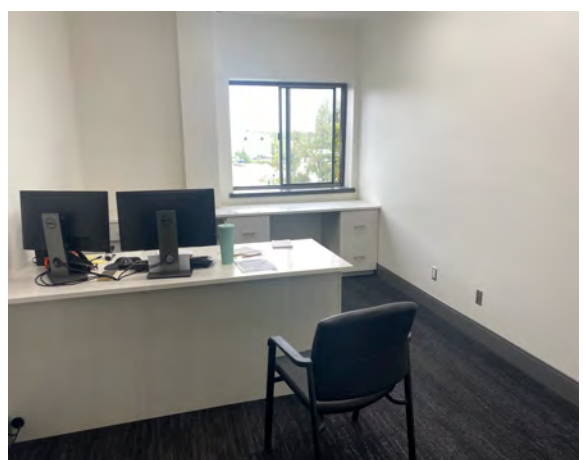
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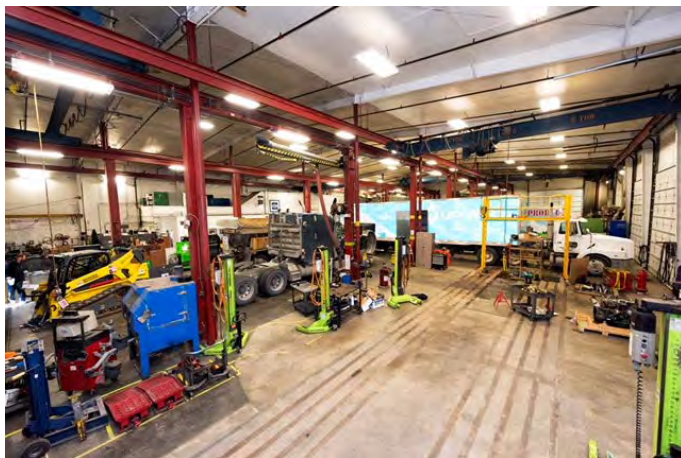
EXTERIOR PHOTOS



INTERIOR PHOTOS



Heavy Shop



21.04.050 - Industrial districts.

A. General purpose/intent. The industrial zoning districts established in this section generally are intended to:

1. Create suitable environments for various types of industrial uses;
2. Reserve appropriately located areas for industrial purposes, and limit non-industrial uses that may erode the supply of industrial lands;
3. Provide adequate space to meet the needs of future industrial development, including off-street parking and loading;
4. Strengthen and diversify the municipality's economic industrial base and provide employment opportunities;
5. Minimize land use impacts of industrial development on abutting non-industrial districts; and
6. Protect stream corridors, wetlands, and other important natural resources from the adverse impacts of industrial development.

B. I-1: Light industrial district.

1. Purpose. The I-1 district is intended primarily for public and private light and general manufacturing, processing, service, storage, wholesale, and distribution operations along with other uses that support and/or are compatible with industrial uses. Business-industrial parks and single-commodity bulk retail sales and building supply stores and services are allowed. Many commercial uses are also permitted and/or conditionally allowed, with some limitations on the more intensive customer retail, community service, and commercial employment establishments, to reduce land use and traffic conflicts, promote efficient use of industrial lands, and encourage the location of intensive commercial activities in commercial centers. This district is applied in areas designated as industrial/commercial by the comprehensive plan.

