

For Sale Office & Warehouse

Comple



Office/Warehouse Complex on SOA Land

4025 Old International Airport Road

Co -Listed with Albert Circosta Broker Infinity Commercial Real Estate
907-230-3638 Mobile 907-561-1673 Office

STEWART SMITH

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Information

Address: 4025 Old International Airport Road, Anchorage AK 99502
For Purchase \$2,000,000 or \$15,000 NNN lease 5 Years

Sale Price: LOT 7 BLK 5 of the Airport 30,750 SF 180 x 60: Total RSF

Legal: app. 12,343 with fourteen (14) DockHigh - 8'x 8' and six

Lot Size: (6) Drive-in - 12'x14' doors. App. 2,875sf of two floors

Building Size: of office and app.9,468sf of Warehouse.SOA Lease
Land is \$7,300 and Land Use Permit is \$1,500 SOA
Lease Expires October 2041 This is an ideal opportunity

SOA Lease: for an owner user to purchase now and occupy starting
December 2024 Investors. It is 100% Leased to 2

Summary: Tenants. Post-earthquake damage has been fully
engineered and restored and brought up to code with a
new occupancy permit. All new interior paint and
pressure washed, upgraded lighting in office and
replaced the lights in Warehouse, 2 New Exterior
personal doors. This building is being offered to lease as
well for \$15,000 NNN. Starting December 2024 With
Signing Lease Now Absolutely perfect for an airport
distribution center. Must be Airport Related Use **NON -
Negotiable**

Shown by Appointment only. Available Now.

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