

# Shop, Office, Fenced Yard

## Versatile Industrial Space with Top-Tier Features

**8001 PETERSBURG STREET ANCHORAGE, AK 99507**



**Sale Price: \$8,999,000**

**Lease Rate: \$42,000 NNN**

A versatile and well-equipped industrial building for sale or option to lease.

- The building is 33,000 square feet situated on the 4.5 acre lot Zoned I-1 and I-2, this is a dual-purpose heavy shop with customer service areas and offices on the first and second floors and parts storage on the ground floor.
- Built with a sturdy steel frame, the shop offers +/-25-foot wall heights, serviced by overhead cranes and reinforced concrete floors, and complete with wash bays and oil-water separators.
- The property is powered by 277/480V-4W, 600 AMP 3-phase power
- Nine overhead doors (two 20' x 20', four 18' x 18', and three 16' x 16') provide ample access for various industrial operations.



**STEWART S SMITH**

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8001 PETERSBURG STREET ANCHORAGE, AK 99507

**WWW.STUSELL.COM**

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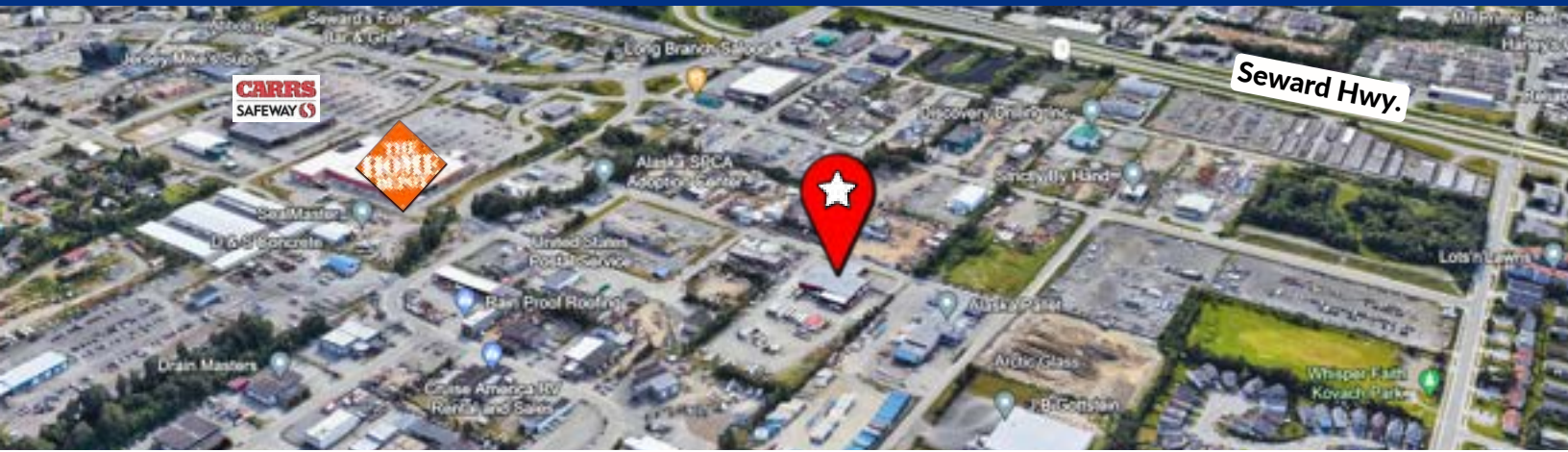
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# ABOUT



## **BUILDING ADDRESS:**

8001 Petersburg St., Anchorage, AK 99507

## **LEGAL DESCRIPTION:**

Business Center Block 1 Lot 1 014-211-62

## **ASSESSOR PARCEL #:**

014-211-62

## **ZONING:**

I-1 light industrial district & I-2

## **SITE AREA:**

4.5 acres

## **IMPROVEMENTS:**

33,000 SF GBA 2-story steel frame building, fully sprinklered

## **APRON:**

A reinforced concrete apron surrounds the building

## **SECURITY:**

The parcel is gated and fully fenced and the building has a camera system.

## **OVERHEAD DOORS:**

Two 20' X 20' overhead doors, four 18' X 18' and three 16' X 16' overhead doors, all automatic.

## **HEATING:**

Four high-efficiency gas-fired boilers service the property, and forced-air ducting runs through the concrete floor in the shop area.

## **ELECTRICITY:**

The building is serviced with 277/480V – 4W, 600 AMP 3-phase power.

## **ACCESS:**

Easy access from Petersburg Street directly from Lake Otis or Abbott, close to the New Seward Highway.

## **UTILITIES:**

All public utilities service the property.

## **BASEMENT:**

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 for supplemental dry storage.

## **FIRST FLOOR:**

The first floor of the office wing consists of parts and counterparts' storage areas and 3-fixture restrooms.

## **SECOND FLOOR:**

The second floor of the office wing consists of a reception area, five offices, a conference room, an employee break room, a copy room, an equipment room, and two 3-fixture restrooms

## **SHOP:**

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 and a break room



# SITE AERIAL



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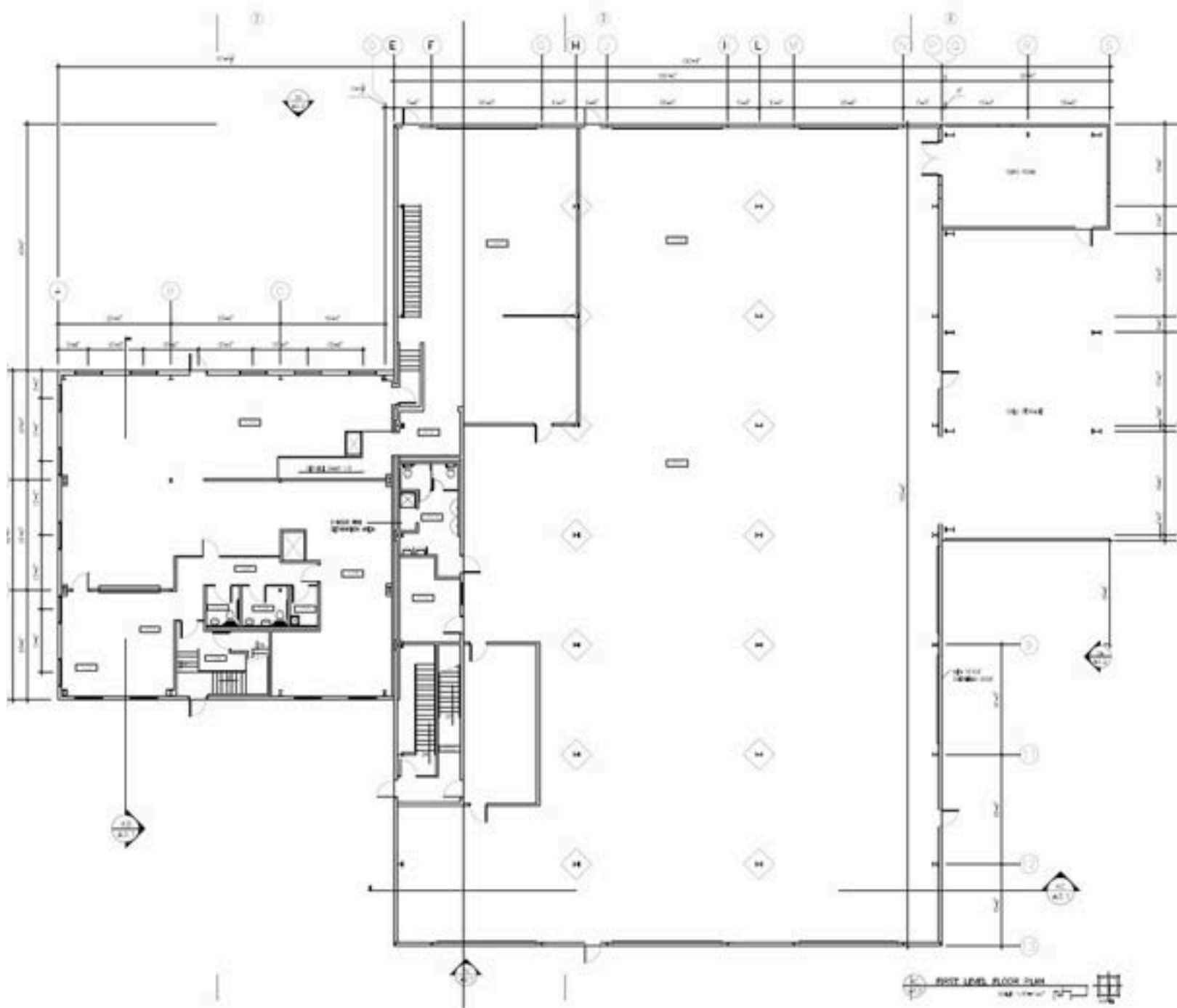
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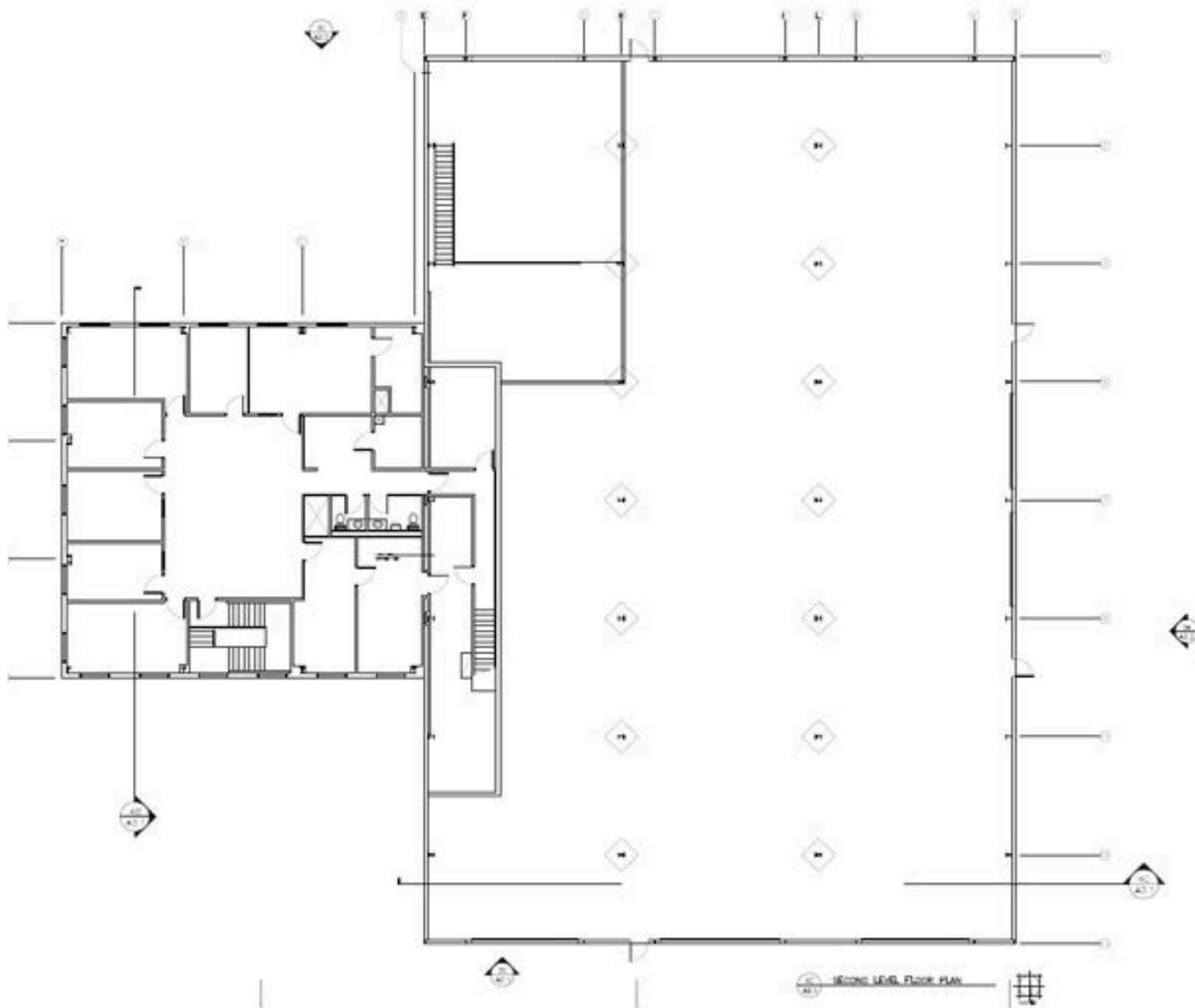


# FLOOR PLAN- 1ST FLOOR





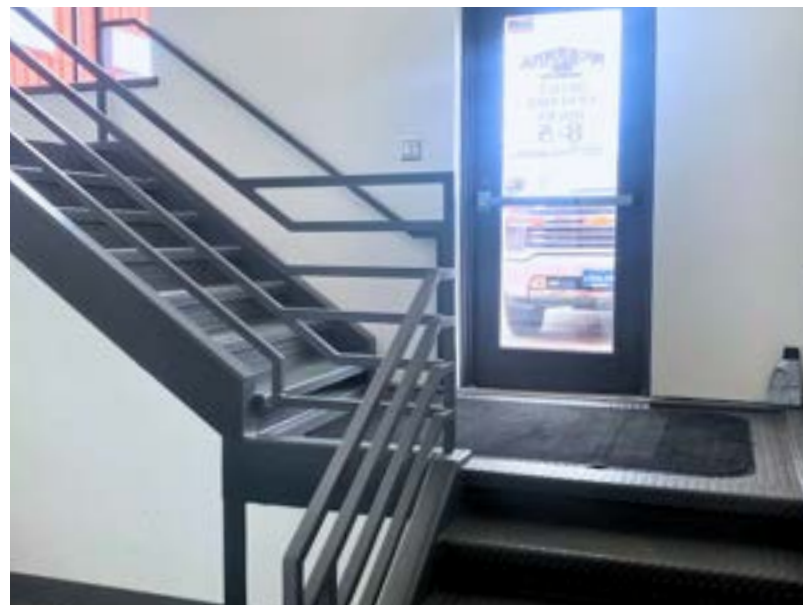
# FLOOR PLAN- 2ND FLOOR



# EXTERIOR PHOTOS



# INTERIOR PHOTOS

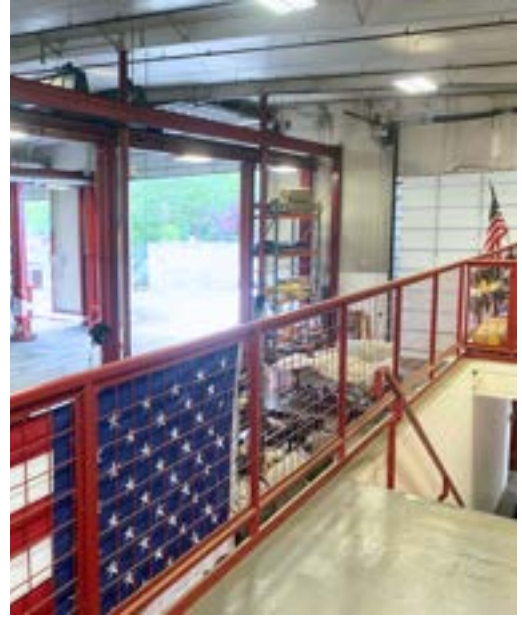




# INTERIOR PHOTOS



# HEAVY SHOP







# INDUSTRIAL

## HEAVY MACHINE TRUCK SHOP



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**AVAILABLE NOW**

### STATE-OF-THE-ART INDUSTRIAL BUILDING

**\$ 8,999,000 or \$ 42,000 NNN**

**Versatile Industrial Building for Heavy Truck/Machine Operations**

- **Dual-Purpose Facility:** Easy paved drive-in and drive-through access
- **Garage:** 25-foot ceilings, 22,000 sq ft, heavy power, overhead cranes, wash bays
- **Office/Retail Space:** 10,000 sq ft, private offices, conference area, kitchenette, front reception
- **Lot Size:** 4.5 acres
- **Building Size:** 32,000 sq ft
- **Zoning:** I-1, I-2
- **Power:** 3-phase electric
- **Parking:** On-site, fenced secure yard



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