

AVAILABLE FOR LEASE  
SSS COMMERCIAL REAL ESTATE

# 9235 W Margin Way Wasilla, Alaska 99623

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Commercial Shop/Warehouse with Yard Space,  
Overhead Access & Parks Highway Proximity



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## Property Overview

9235 W Margin Way

Wasilla, Alaska 99623

*Commercial Shop/Warehouse on 0.99 Acres with Overhead Access & Functional Yard Space*

## Warehouse Size

Approx. 3,456 SF

## Overhead Door

Large 24' X 14'

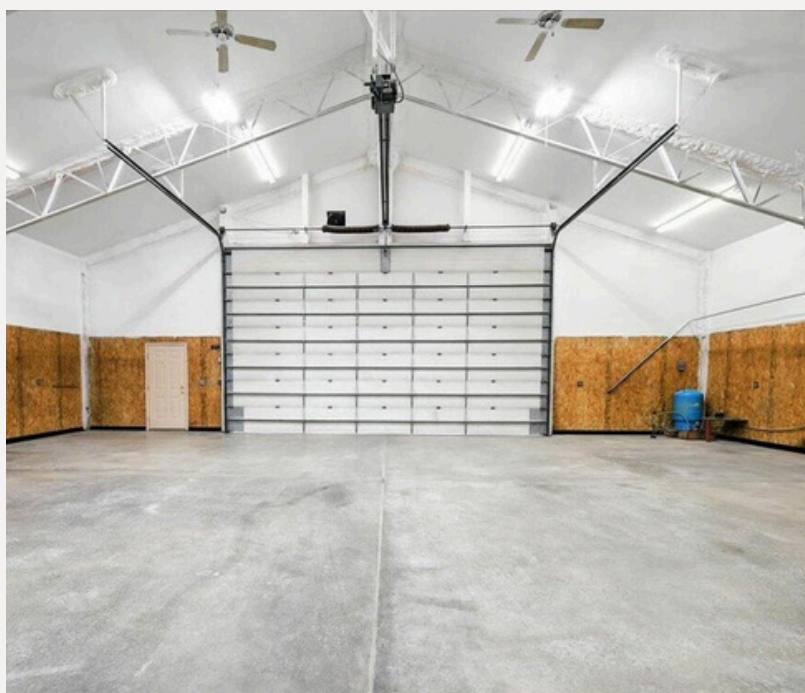
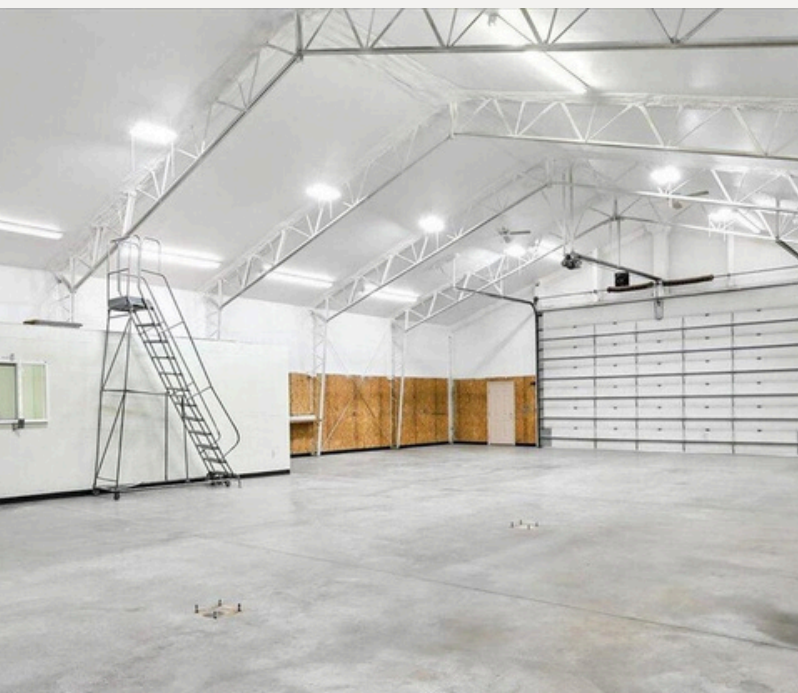
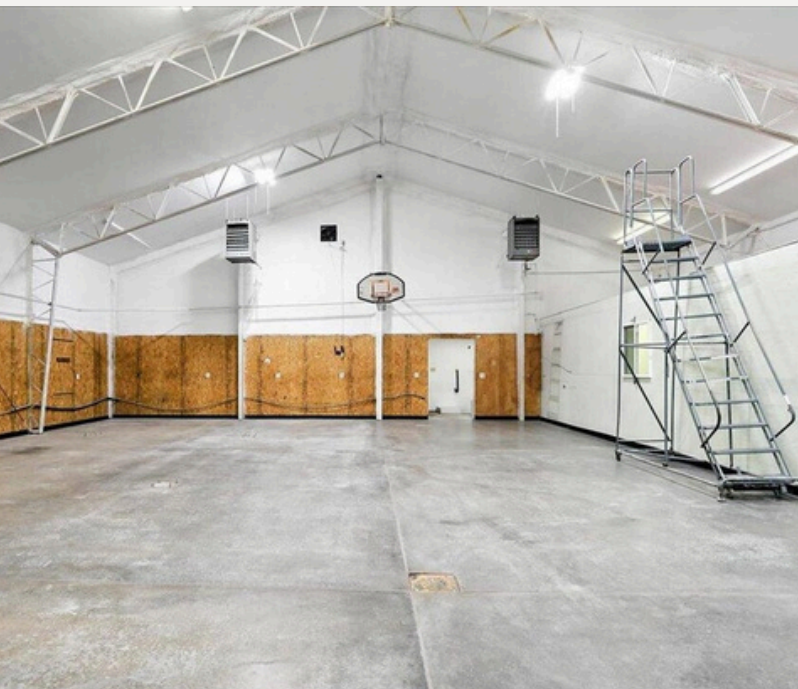
9235 W Margin Way offers a practical, clean commercial shop/warehouse space for lease just off the Parks Highway. The property includes an approx. 3,456 metal-frame shop building on approximately 0.99 acres with a wide gravel yard, overhead door access, concrete flooring, natural gas heat, a 175' well, and a like-new septic system. Built in 1996, the building is well-suited for a shop, warehouse, enclosed storage contractor, automotive, equipment, or general use.

The main shop area provides a wide-open work floor with high ceilings, bright interior lighting, exposed truss construction, and an oversized overhead door for vehicle, equipment, or material access. Interior improvements include a private restroom with shower, utility/support area, washer and dryer hookups, and office space or storage space, giving the property more function than a basic cold-storage building. The site layout offers substantial exterior yard space for parking, staging, trailers, equipment, or future operational needs.

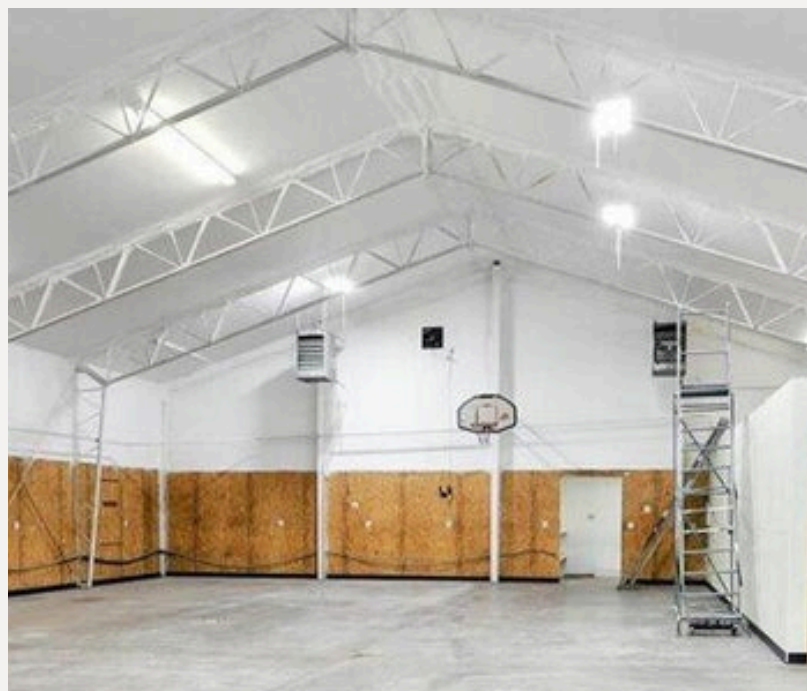
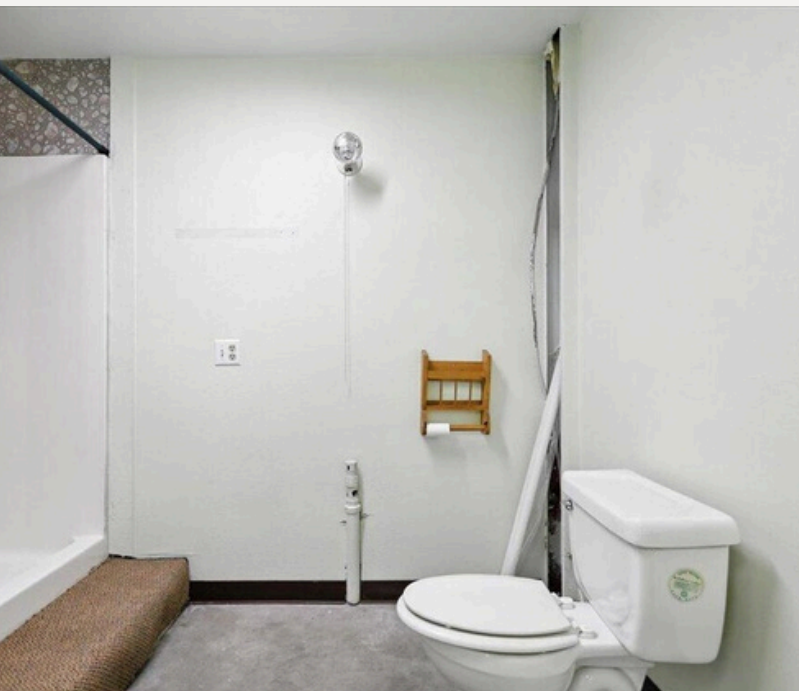
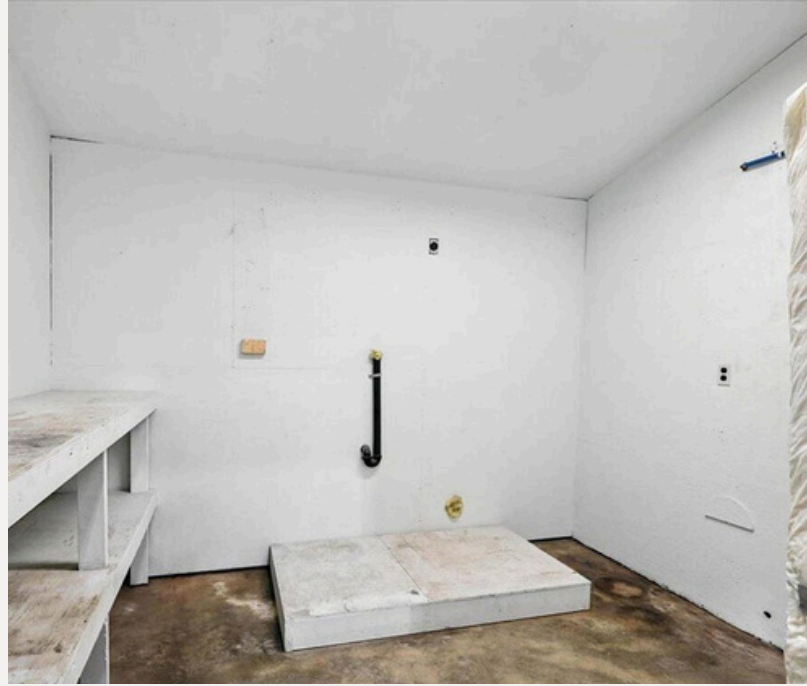
- **Owner retains approx. 6,000 SF of yard area. Tenant-use yard area to be confirmed prior to lease.**

**Lease Rate: \$6,000 NNN**







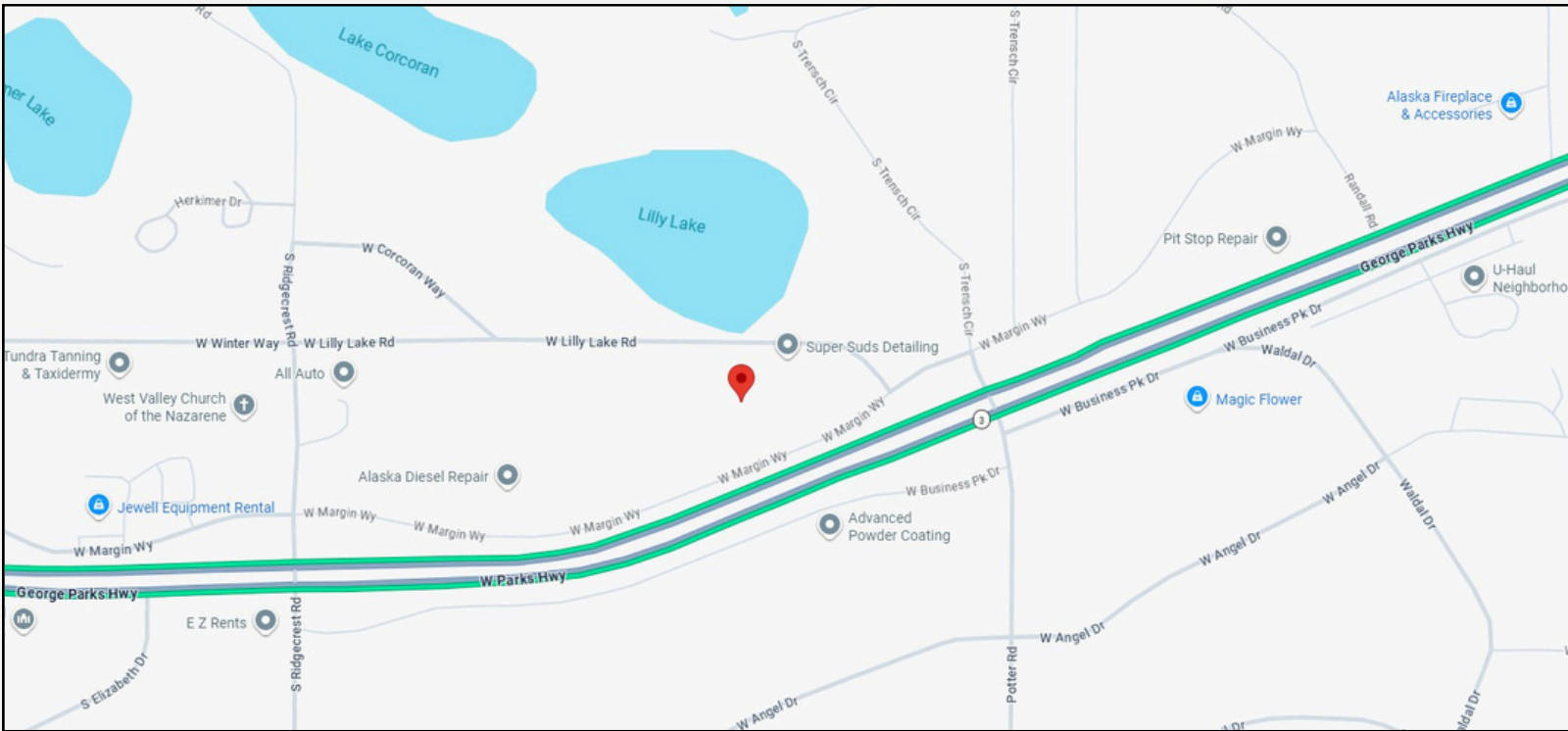






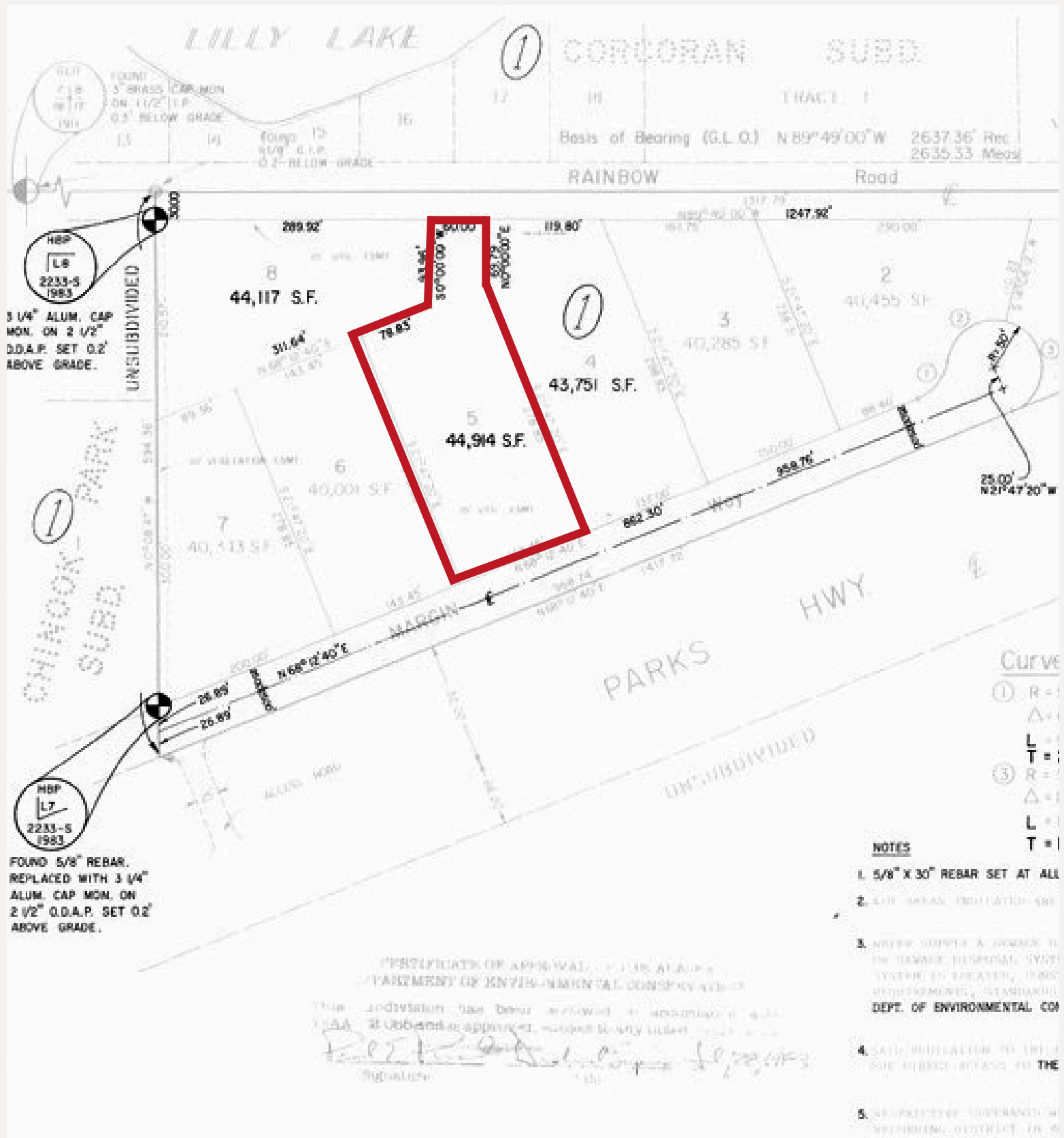


# Location Map



# Plat Map | Houston Business Park

Lot 5, Block 1, Houston Business Park | 9235 W Margin Way







# Stewart Smith

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## Showings

Tours by appointment only,

Call Stewart Smith: 907-727-8686



# Disclaimer

SSS Commercial Real Estate

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