

OFFERED FOR SALE
SSS COMMERCIAL REAL ESTATE

100 Glacier Loop Road Chugiak, Alaska 99507

4.98 Acres | Heavy Industrial (I-1 / I-2)
Glenn Highway Frontage & Exposure
\$8.75 PSF



stusell.com

Anchorage | Mat-Su | Statewide



Table of Contents

100 Glacier Loop Road, Chugiak, Alaska

1

Property Overview

2

Photos

3

Plat Map

4

Location & Contact



Property Overview

100 Glacier Loop Road, Chugiak, Alaska
217,000 SF | 4.98 Acres | Heavy Industrial
Glenn Highway Frontage & Exposure

Opportunity

This 4.98-acre industrial tract is fully cleared and ready for immediate use. The site features a compacted gravel base with RAP overlay, offering durable, all-season usability with asphalt-like performance.

Key Highlights

- Fully cleared and improved site
- Heavy-duty gravel base with RAP surface
- Glenn Highway frontage with strong visibility
- Ideal for contractor yard, equipment storage, fleet operations, or industrial use
- Ready to fence and customize
- Existing well on-site (reported artesian source)
- Strategic location between Anchorage, Eagle River, and Wasilla

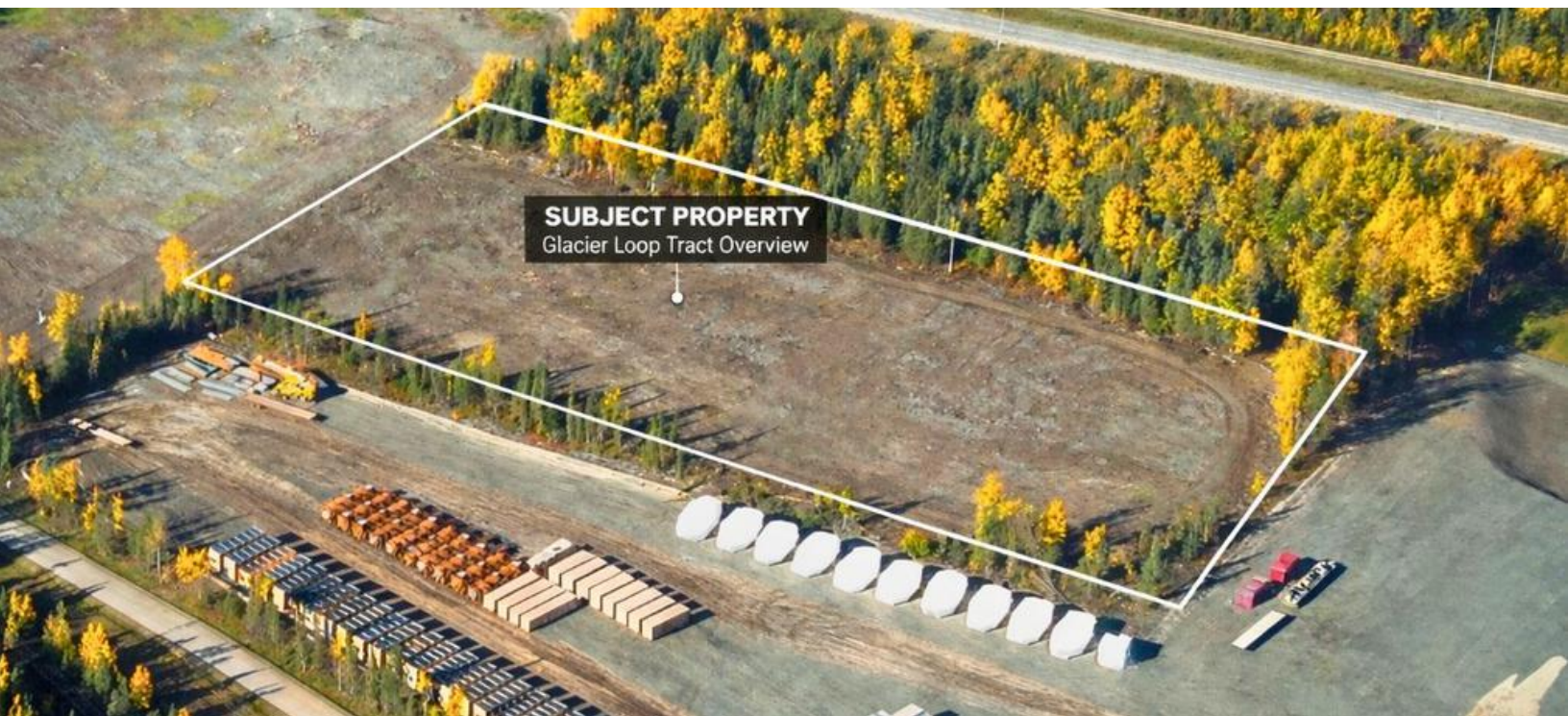
Location

Positioned along the Glenn Highway, the property offers direct access to one of Southcentral Alaska's primary transportation routes.

- 9 miles to Eagle River
- 19 miles to Anchorage
- 9 miles to Wasilla



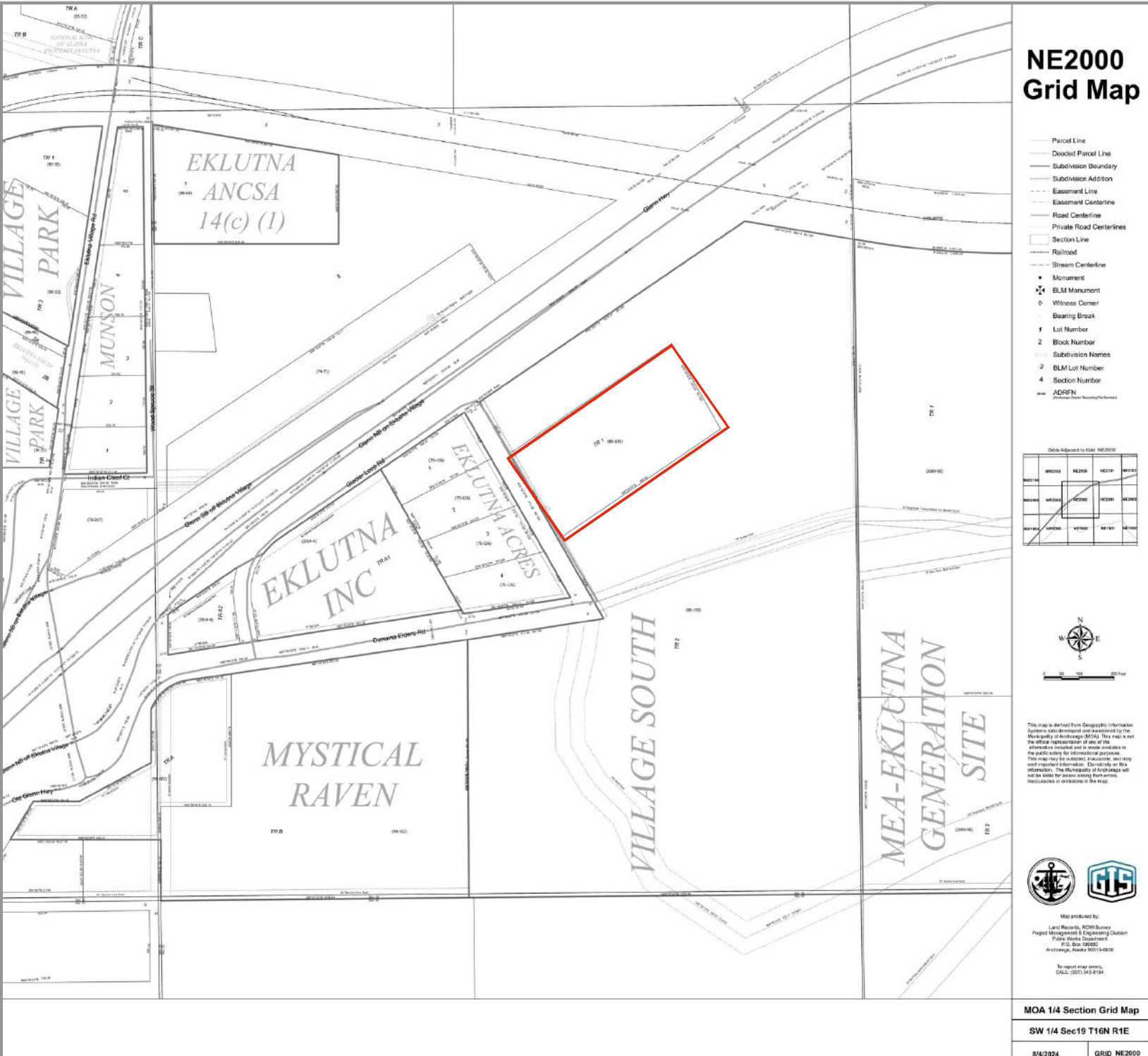
Price: \$1,900,000



Plat Map

Boundary Reference & Parcel Layout

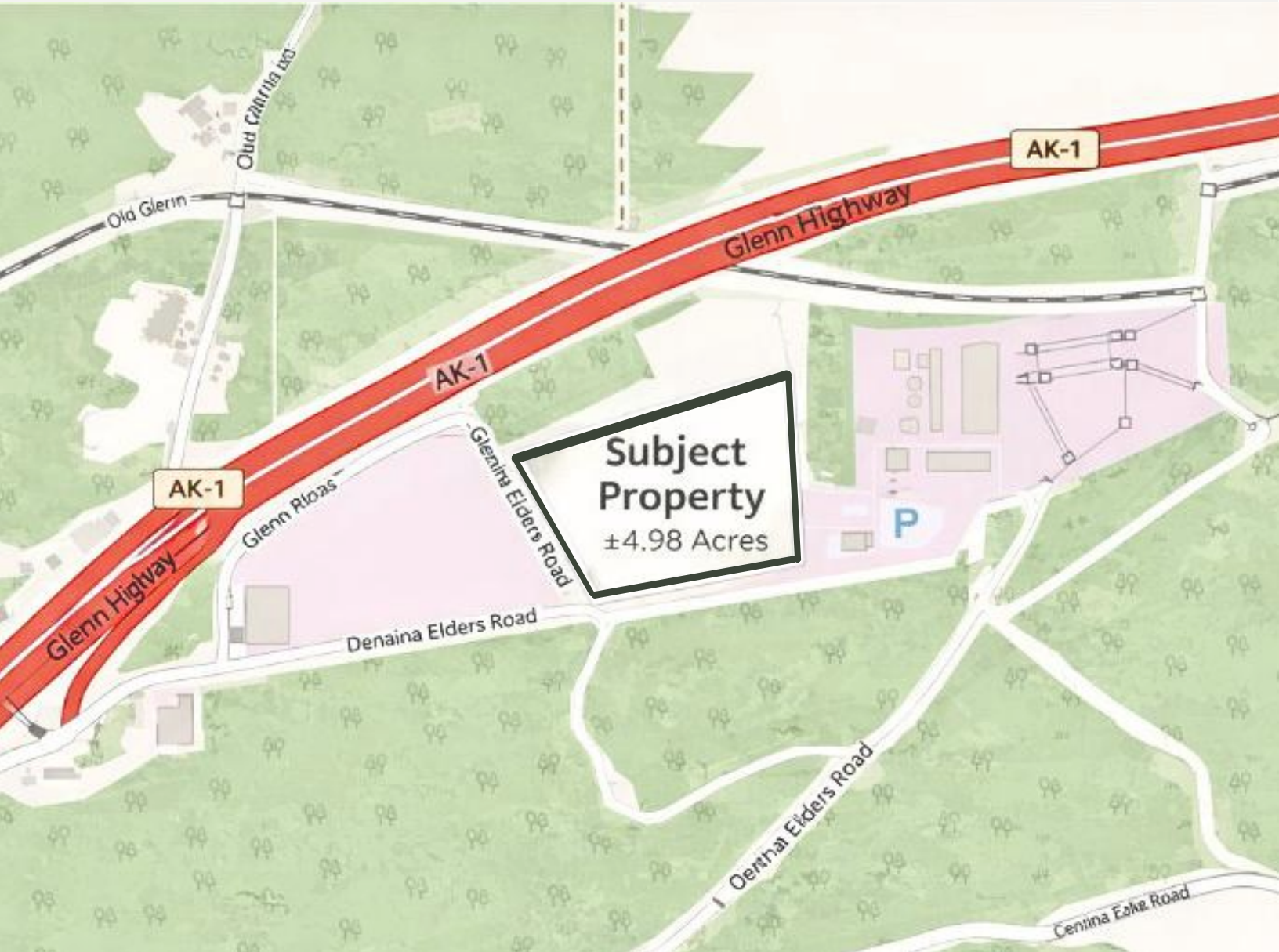
Tax Parcel: TR1 - Village South



Location Overview

Glenn Highway

4.98 Acres



9 mi Wasilla | 9 mi Eagle River | 19 mi Anchorage



Stewart Smith

BROKER | REALTOR®

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Heavy Industrial (I-1 / I-2)

Highway Exposure. Industrial Capability.

Disclaimer

SSS Commercial Real Estate

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