



LEASE OPPORTUNITY - HEAVY INDUSTRIAL FACILITY

100 WEST 104 AVENUE | ANCHORAGE, ALASKA | \$20,000 NNN

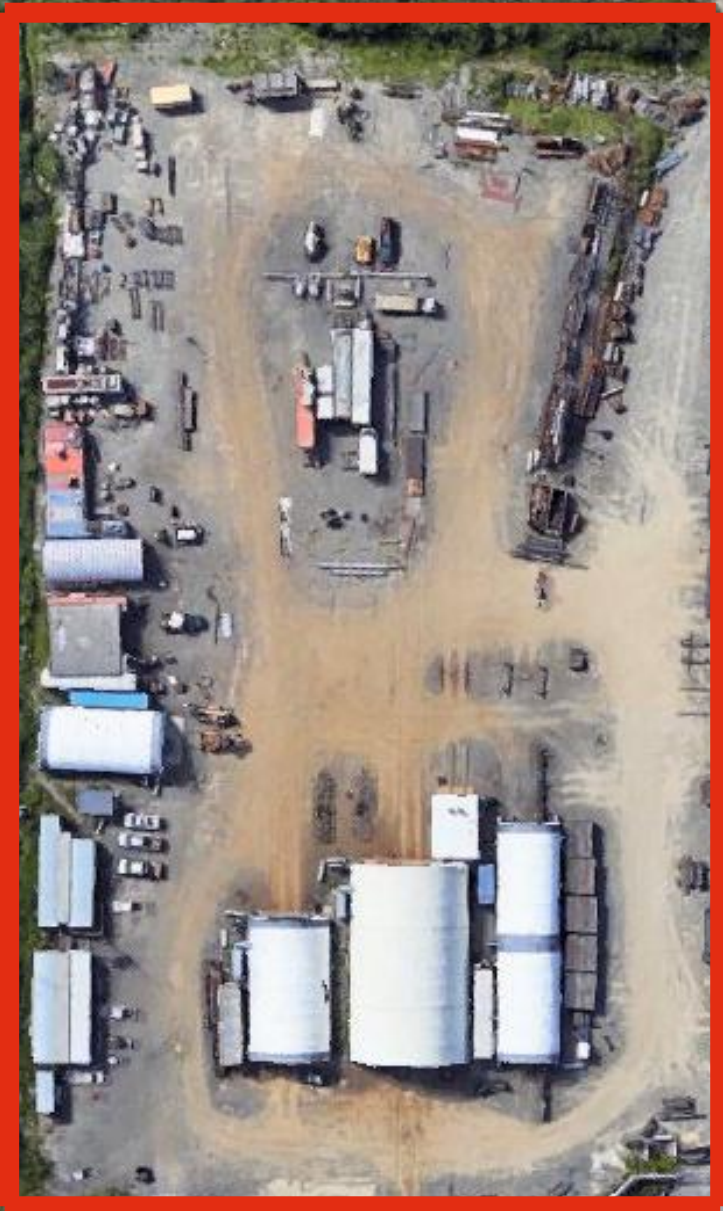
PROPERTY OVERVIEW

Located in the Maui Industrial Park, this 4.73-acre 12 heavy industrial site offers a turnkey setup for large-scale operations. The site features multiple clear-span steel buildings with reinforced concrete floors, drive-through bays, and oversized doors for tractor-trailer access. Building #2 includes a 10-ton bridge crane, while buildings #1 and #3 are both equipped with boom hoists for easy handling of equipment and materials. Approx. 3,000 SF of finished office and breakroom space supports daily operations, with a conference room and restrooms.

This site is fully fenced, equipped with pole lighting, and monitored by a smartphone-accessible security camera system. Industrial 3-phase power and a large gravel yard make this property ready for immediate use in various industrial construction or logistical fabrication purposes.

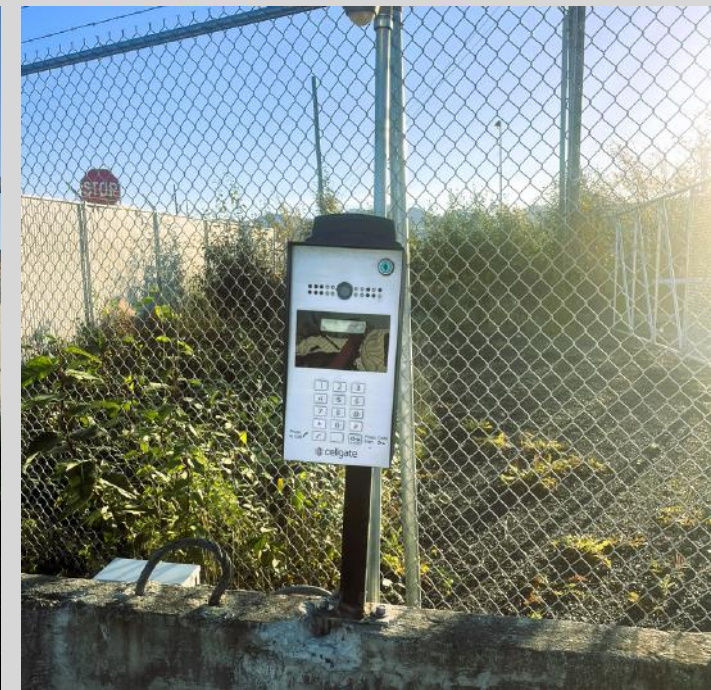
HIGHLIGHTS

- Total Area: 4.73 acres
- Zoning: 1-2 Heavy Industrial
- Buildings: 4 clear-span steel structures with concrete floors
- Bridge Crane: 10-ton crane in building #2
- Boom Hoists: Installed in buildings #1 and #3
- Ceiling heights: Ranges from 16' to 25' clear



HIGHLIGHTS CONTINUED

- Doors: Multiple oversized industrial doors with drive-through capability
- Power: 3-Phase
- Yard: Fully fenced and gravel-surfaced laydown yard with pole lighting
- Security: Camera system with remote smartphone access
- Additional Features: Storage Connex units, support outbuildings, and large equipment parking
- Office Space: ±3,000 SF with conference room, breakrooms, and restrooms
- Lease rate: \$20,000 NNN



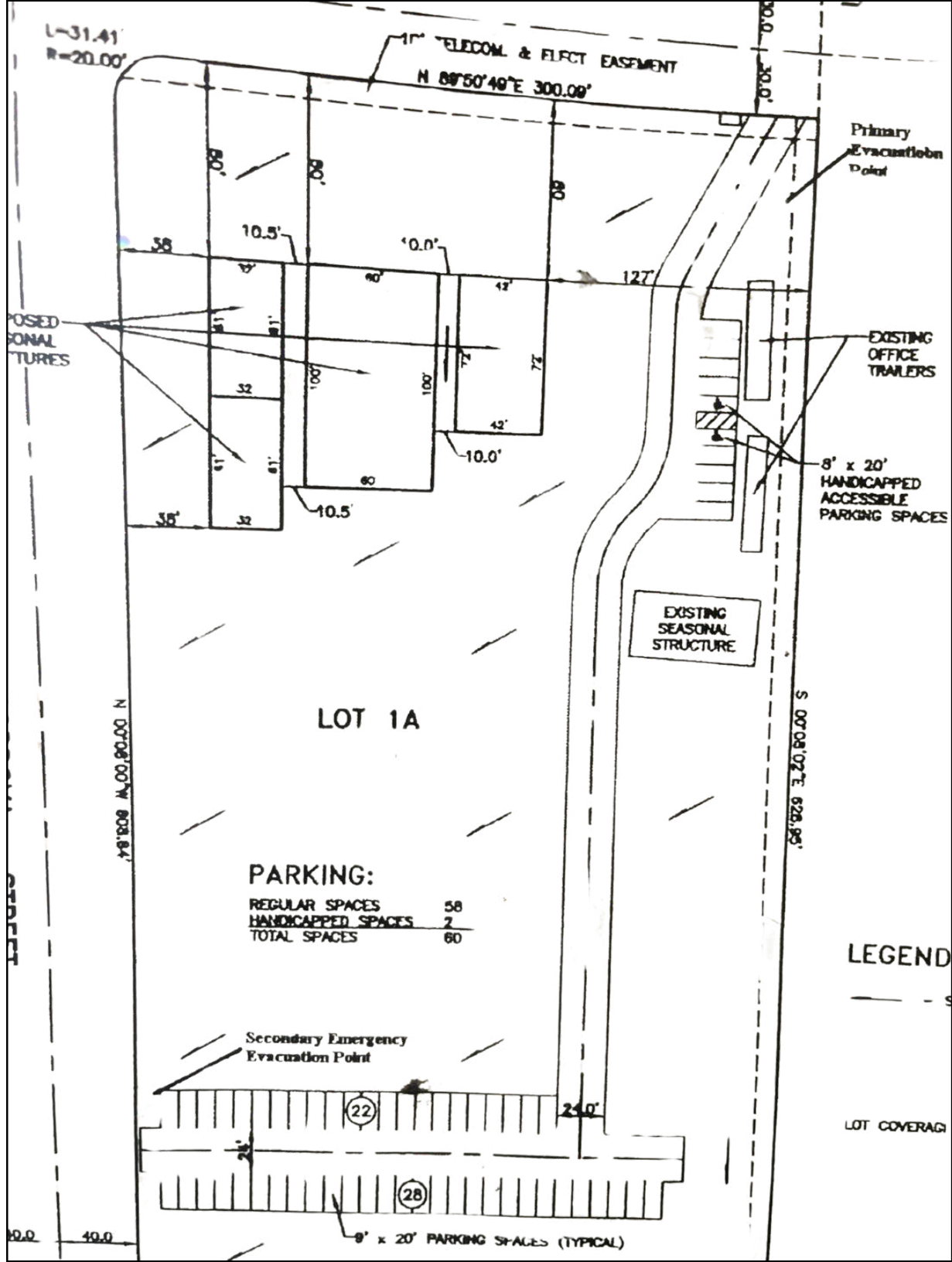








Site-Plan





THE LOCATION

This property sits in the Maui Industrial Park area of Anchorage, just off the Old Seward Highway. From Old Seward, turn East onto 104th Ave. The site is on the right-hand side once entering the industrial park. This 4.76-acre property is fully fenced, secured, and zoned for heavy industrial use.

With strong visibility, access, and quick connections to Old Seward, this site puts you on the front line with supporting transport and heavy-duty infrastructure to set your business apart.

**100 W 104 AVENUE
ANCHORAGE ALASKA**



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