

Building Overview: 4305 Old International Airport Rd.

- Size: 21,920 sqft
 - Warehouse space: 15,120 sqft
 - Office space: 6,000 sqft
 - Garage: 800 sqft
- Warehouse ceiling height: 20ft
- Lease: Yes
- Sale: Yes
- Owner/Broker: Ray Dahl, Ray Dahl Group, (907)-244-7611

Location Description: This facility is located in the East Airpark of Ted Stevens Anchorage International Airport (ANC). Secure ramp access is available only one block away on South Aircraft Drive. Additionally, the building is a short 3-minute (0.9 miles) drive from international air cargo carrier operations in ANC's North Terminal. The facility is located on ANC land. Per FAA guidelines, it is ANC policy not to make airport land available for sale.

Previous Uses: The building was recently occupied by Swissport, the world's largest aircraft ground services provider.

Lease Terms:

- Asking Price: \$7.66 per sqft/year (\$14,000 per month or \$168,000 per year)
- Lease price includes property taxes

Sale Terms:

- Asking Price: \$1,200,000.00, price negotiable

Zoning:

- ANC land-use designation: Non-Aeronautical/Other Aeronautical
 - Flexible land-use designation
 - Potential Uses: warehousing & distribution, manufacturing/assembly, vehicle storage, etc.