

### Site Overview: 6060 Electron Drive

- Size: 15.7 acres
- Owner: The Odom Corporation
- Broker: Greg Johnson, Jack White Commercial, 907-273-7301
- Lease: Yes
- Sale: Yes
- Off-airport property, close proximity to ANC

#### Location Description:

This shovel-ready site is located in an industrial-zoned area of west Anchorage. The nearly 16-acre site is only a 7-minute drive (3 miles) from international carrier facilities in the North Terminal of ANC. The site is graded and utilities will be fully available summer 2017.

#### Sale Terms:

- Asking price: \$15.00 per sqft
- Owner prefers to sell site as contiguous parcel, but subdivision of the parcel would be considered.

#### Lease Terms:

- Negotiable, owners would consider leasing property

#### Utilities:

- Natural gas: adjacent to site
- Water: service extension underway, will be fully served summer 2017
- Sewer: service extension underway, will be fully served summer 2017
- Electricity: 3-phase electricity available near property

#### Soil Conditions, Topography:

- Soils consist of 2 to 16 feet of gravel fill/and or peat underlain by layers of fine sand and cohesive silt.
- Topography: Site is generally flat with slight elevation changes.

#### Previous Use:

- Gravel terminal for construction company

#### Zoning:

- I-2 Heavy Industrial



Adjacent Tenants:

- West: Odom Corporation distribution center, under construction
- East: Alaska Steel fabrication and distribution center, Napa Autoparts distribution center
- South: Holland America vehicle yard, The Dome recreational facility, ChangePoint Church
- North: Chugach Electric Southcentral Power Project