

Site Overview: W. 50th Avenue

- Size: 69,300 square feet
- Owner: Ted Stevens Anchorage International Airport
- Lease: Yes
- Sale: No
- On-airport

Location Description:

This shovel-ready site sits in a prime location in the East Airpark of Ted Stevens Anchorage International Airport. The site is a short 4-minute drive (1 mile) from international carrier facilities in the North Terminal. The site is graded and most utilities (water, sewer, electric and natural gas) are either adjacent to the property or available less than 50' from the property line.

Lease Terms:

- Lease Price: \$0.88 per square foot/ year (\$60,984)
- Maximum lease length (prior to renewal): 35-55 years

Utilities:

- Water: Main 50' from property, runs length of property
- Sewer: Main runs along north side of property line
- Electricity: 3-phase circuit along north side of property line
- Natural gas: Gas main runs along North side of W. 50th Avenue

Soil, Topography:

- Gravel lot, flat. Small portion of western side of lot is forested.
- Site is flat

Previous Use:

- Formerly used as rental car parking lot

Zoning:

- Airport zoning: Non-Aeronautical (warehousing, manufacturing, etc.)
- Municipal zoning: Transitional; pending establishment of Airport Management Zone
 - Vast majority of Ted Stevens Anchorage International Airport is zoned "Transitional"

Adjacent Tenants:



- West: Lift station (owned by ANC);
- East: International Aviation Service, office space
- North (opposite side of W. 50th Ave.): Quad Ventures, air freight forwarding warehouse
- South: railroad tracks, Great Pacific Seafoods facility (vacant)