

**For Lease**  
**Office & Warehouse**  
**Up to 37,956 SF Available**

**128 W 1<sup>st</sup> Avenue**  
**ANCHORAGE, ALASKA**



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Flexible warehouse spaces in Ship Creek featuring dock-height doors, over head doors, and flexible layout. Building 4 includes attached office space for administrative needs. Excellent access to Downtown, the Port of Alaska, and major transportation routes. Ideal for distribution, storage, or light industrial use. Adjoining lot available for storage or parking. Short term & long-term lease available.

Available Space:	Warehouse (Building 3)	18081 SF
	Warehouse (Building 4)	13375 SF
	<u>Office (Building 4)</u>	<u>6500 SF</u>
	Total	37956 SF

Lease Rate: \$0.95 per square foot

Estimated Expenses: \$0.40 per square foot

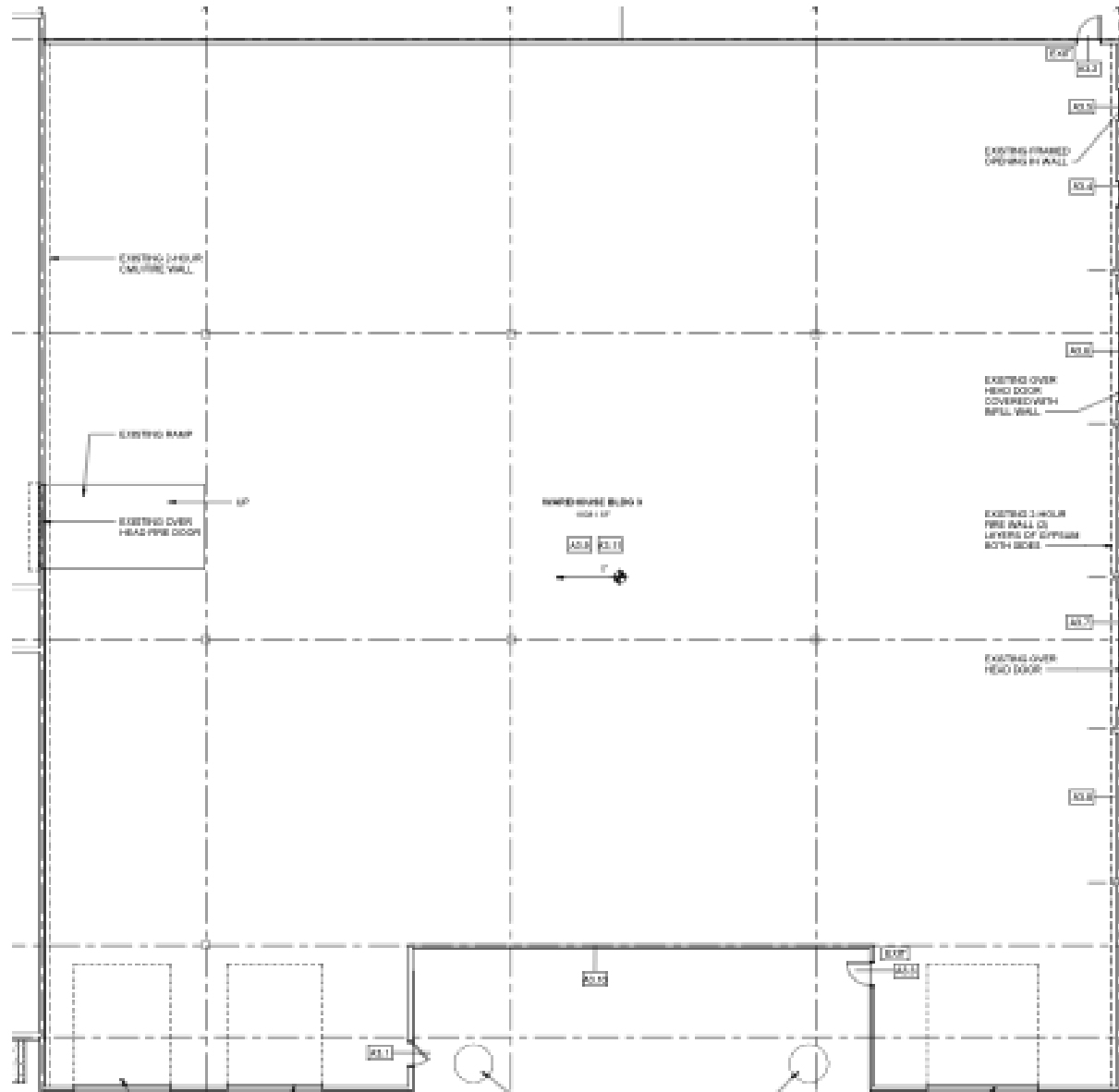
Allowed Use: Warehouse/Light Industrial, Mixed Use, Vendor & Kiosk  
(As dictated in railroad master lease)

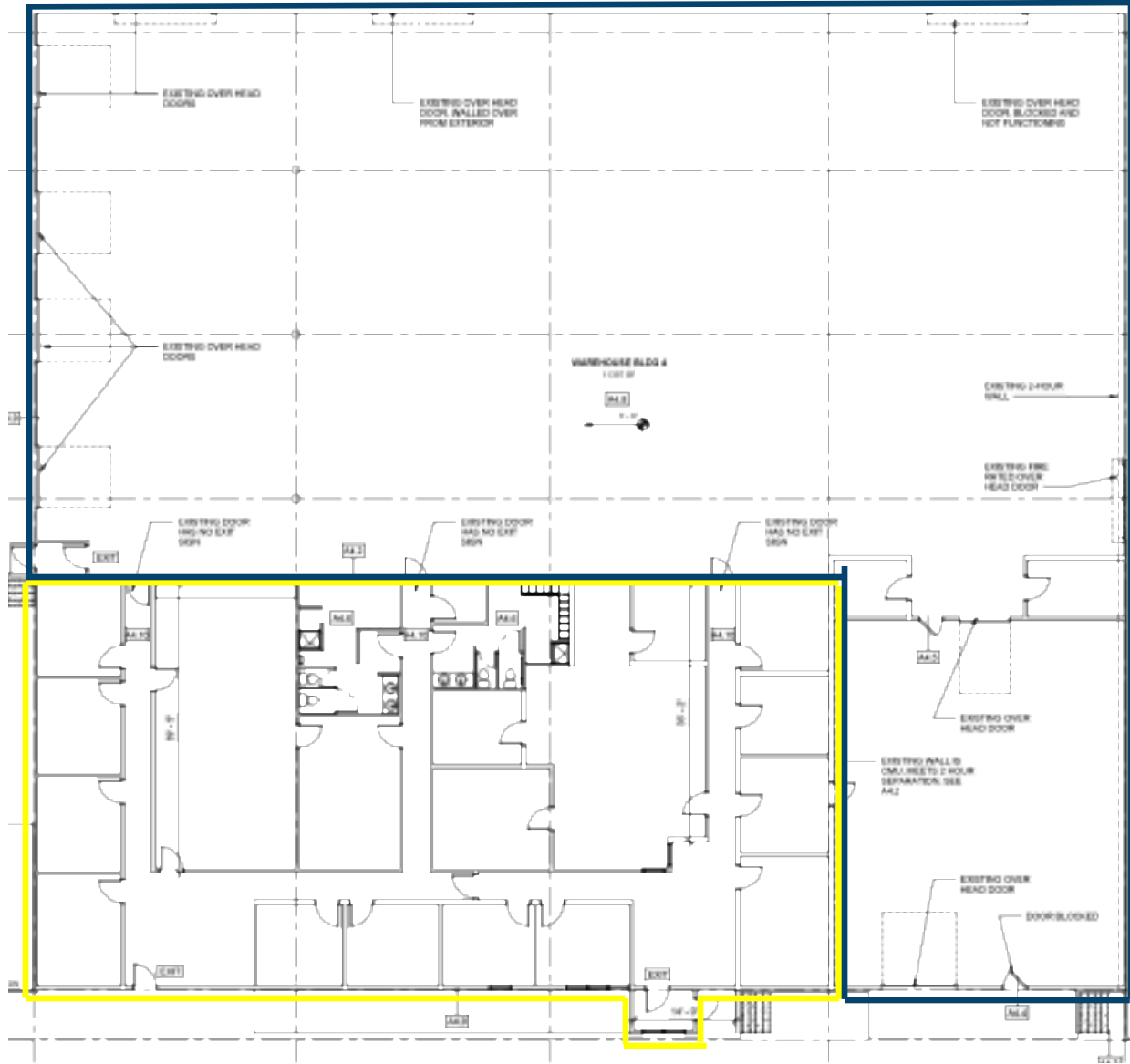
Year Built: 1957

Structural: Steel Frame & CMU

Foundation: Concrete slab on grade

Mechanical: Natural Gas Fired Unit Heaters & Electric Heat





# Exterior Photos

128 W 1<sup>st</sup> Avenue



Building 4 – Dock Doors



Building 4 – North Entrance



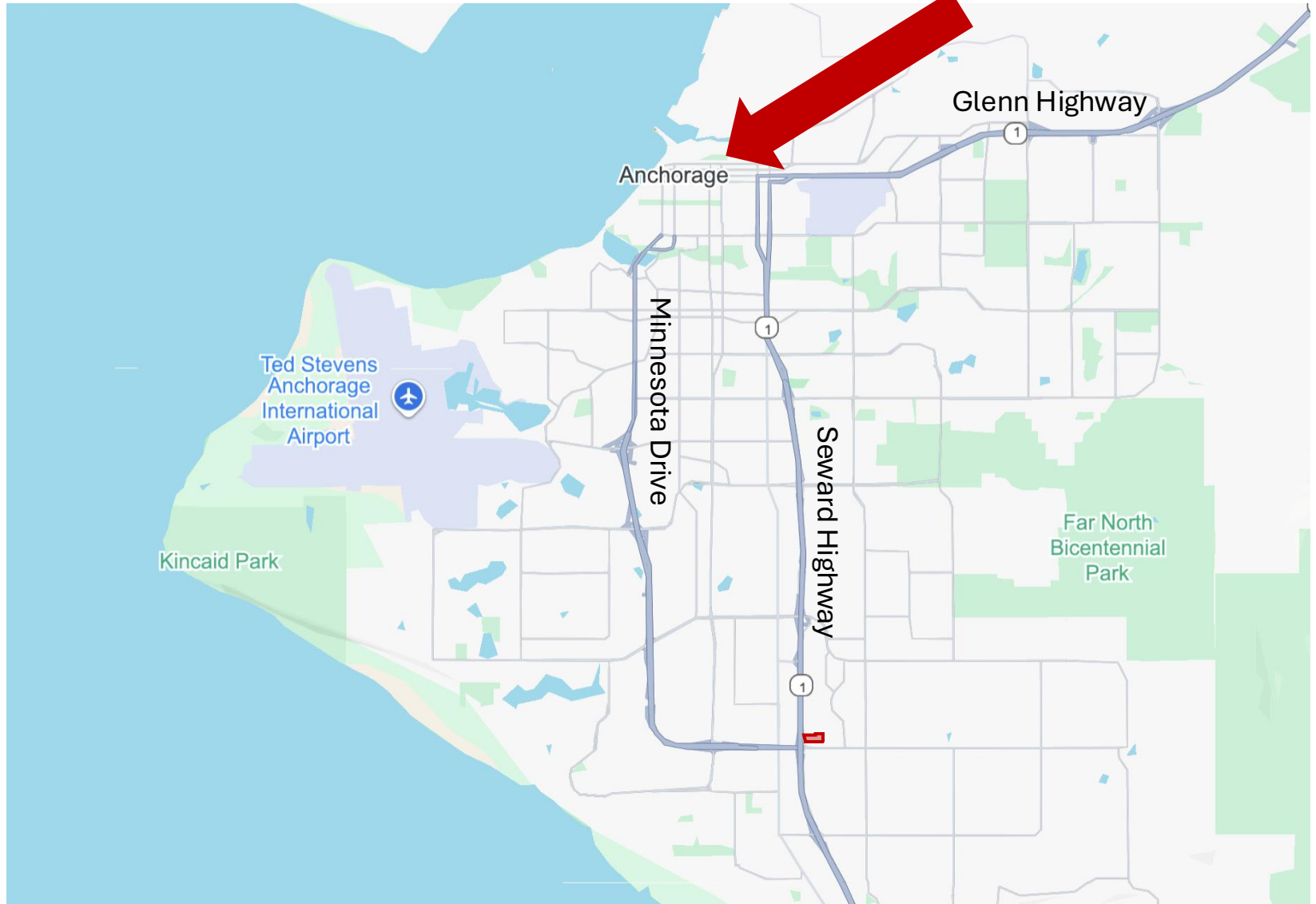
Building 4 – North Entrance

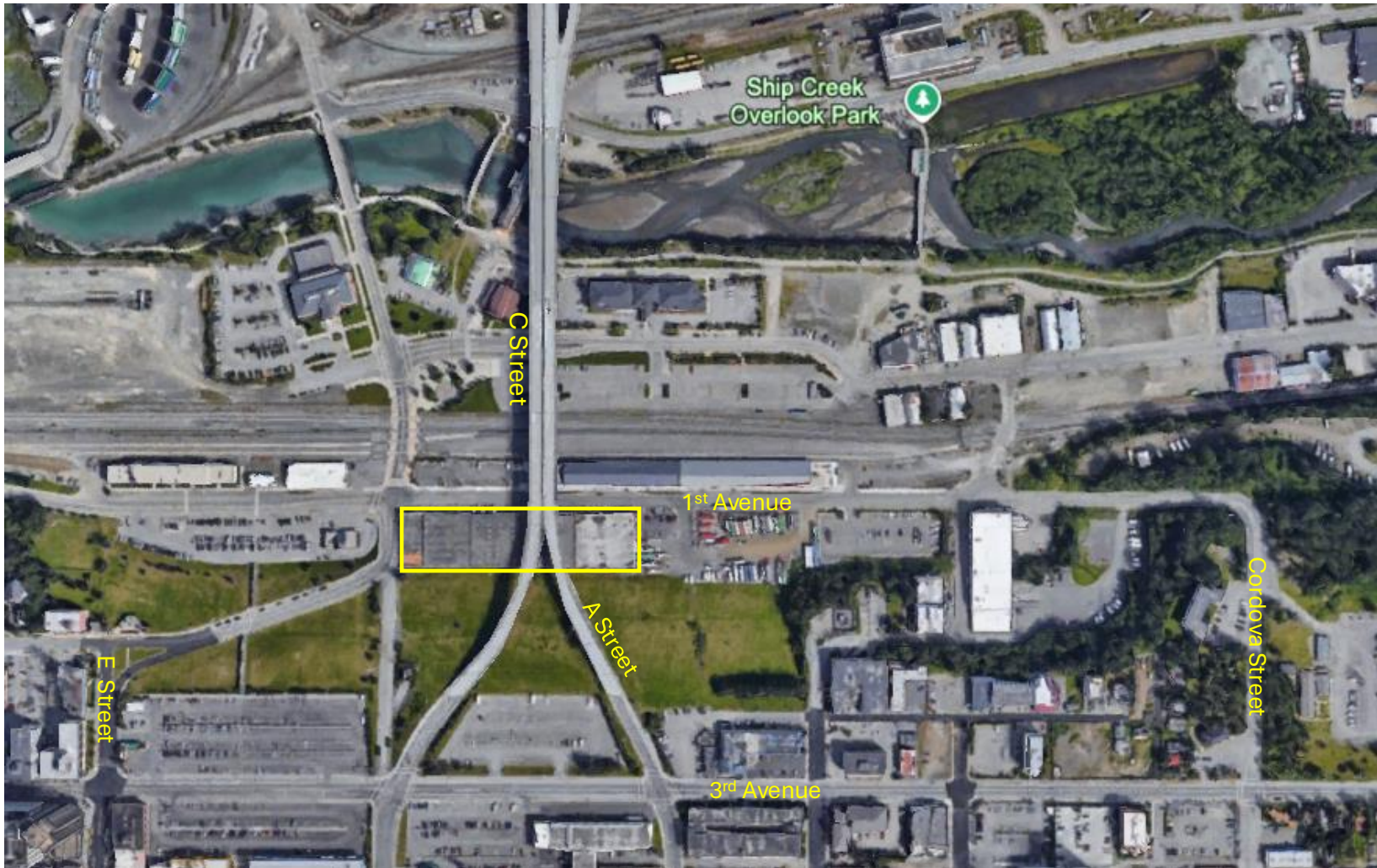


Building 4 – View from East

# Area Map

128 W 1<sup>st</sup> Avenue







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