



Industrial Property For Sale

Wasilla Warehouse for Sale with Parks Hwy Frontage

301 N Lucas Rd, Wasilla, AK 99654

Jenny Willardson, CCIM

Principal Broker, Commercial Sales & Leasing

(907)-360-1936

jenny@jennywillardson.com

Elevate Commercial

1590 E Financial Dr.

Wasilla, AK 99654

elevatecommercialak.com



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Elevate Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Elevate Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Elevate Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Elevate Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Elevate Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elevate Commercial in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
LOCATION MAP	9
AERIAL MAP	10
DEMOGRAPHICS	11
DEMOGRAPHICS MAP & REPORT	12
CONSUMER DISCLOSURE	13



PROPERTY INFORMATION

Section 1

Jenny Willardson, CCIM

Principal Broker, Commercial Sales & Leasing

(907)-360-1936

jenny@jennywillardson.com

Property Summary

PROPERTY HIGHLIGHTS

- Strategic Location: Signalized intersection at Parks Highway & Lucas Rd with 27,000+ vehicles/day exposure
- Steel-Frame Construction: Durable, low-maintenance design built for Alaska's climate and contractor operations
- Warehouse Size: 12,696 SF with four grade-level overhead doors for seamless logistics
- Site Area: 1.84 acres with ample yard space for equipment, materials, and fleet vehicle access
- Mezzanine Storage: Versatile space for inventory, parts, or additional office use
- Office & Admin Area: Dedicated space for project managers, admin staff, and client-facing functions
- Signage Visibility: Existing pole sign with prime highway frontage included with sale
- Leaseback Income: Current tenant in place through July 2026, offering immediate cash flow through transition
- Zoning Flexibility: Suitable for construction, warehousing, and distribution operations
- Expansion Potential: Site supports future development or additional structures
- Central Access: Within 15 minutes of over 80,000 Mat-Su Valley residents and major job sites





PROPERTY DESCRIPTION

Explore this 12,696 SF building with highway frontage in Wasilla, Alaska. Perfect for Industrial, Warehouse, or Distribution use, this property offers ample space and a strategic location at a signaled intersection on the busy Parks Highway. This steel frame building has four grade-level overhead doors, with sizeable yard, and plenty of mezzanine and office space.

LOCATION DESCRIPTION

Located at the signalized intersection of Parks Highway and Lucus Road in Wasilla, this property benefits from unmatched accessibility and daily visibility to over 27,000 vehicles. The site sits directly on Alaska's primary north-south transportation corridor, making it ideal for contractors with job sites throughout the Mat-Su Valley. The high-traffic location not only shortens delivery routes and reduces crew commute times, it also acts as continuous brand advertising—maximizing exposure with existing pole signage already in place. Centrally positioned, the property offers immediate recognition for clients, suppliers, and inspectors alike.

SITE DESCRIPTION

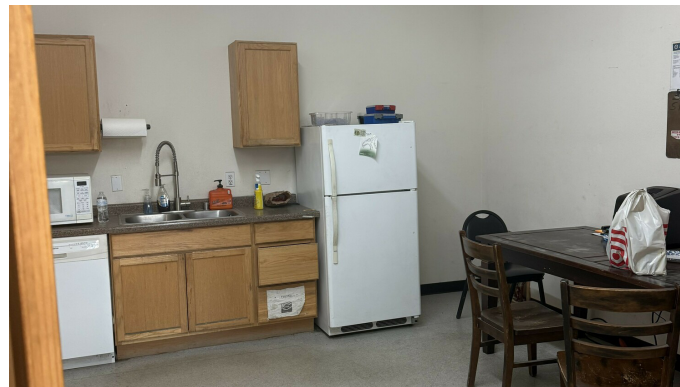
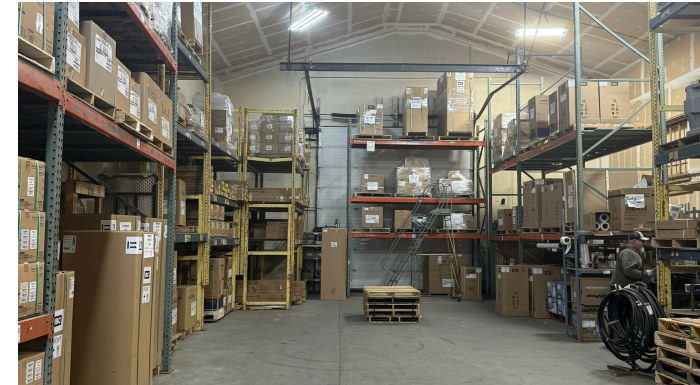
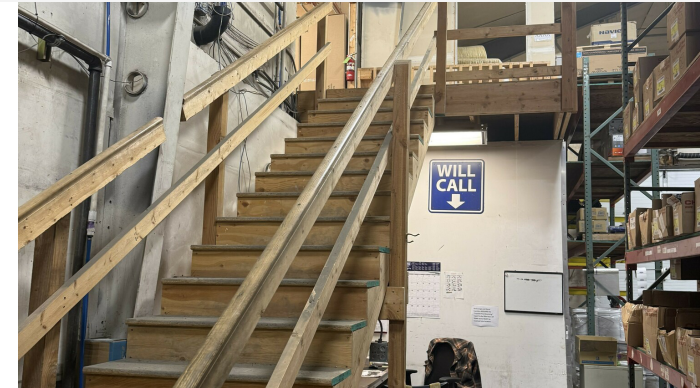
This 1.84-acre site provides the land area and functional layout that construction and trades companies require to operate efficiently. The yard is built for work—not just vehicle circulation. There's ample space for staging materials, parking fleet vehicles and equipment, and facilitating high-volume deliveries. The site layout supports both current operations and future expansion, offering flexibility for additional structures, storage solutions, or fabrication areas as business demands grow.

CONSTRUCTION DESCRIPTION

The facility is a 12,696 SF steel-frame warehouse built to withstand Alaska's rugged climate and operational demands. Its column-free interior allows flexible use for equipment maintenance, material storage, and vehicle access. The four grade-level overhead doors enhance workflow for multi-crew loading and dispatch. Steel frame construction ensures long-term durability, lower maintenance costs, and structural resilience against snow loads and seismic activity. A mezzanine level adds supplemental storage or workspace for estimators and admin personnel. This is a



Additional Photos



LOCATION INFORMATION

Section 2

Jenny Willardson, CCIM

Principal Broker, Commercial Sales & Leasing

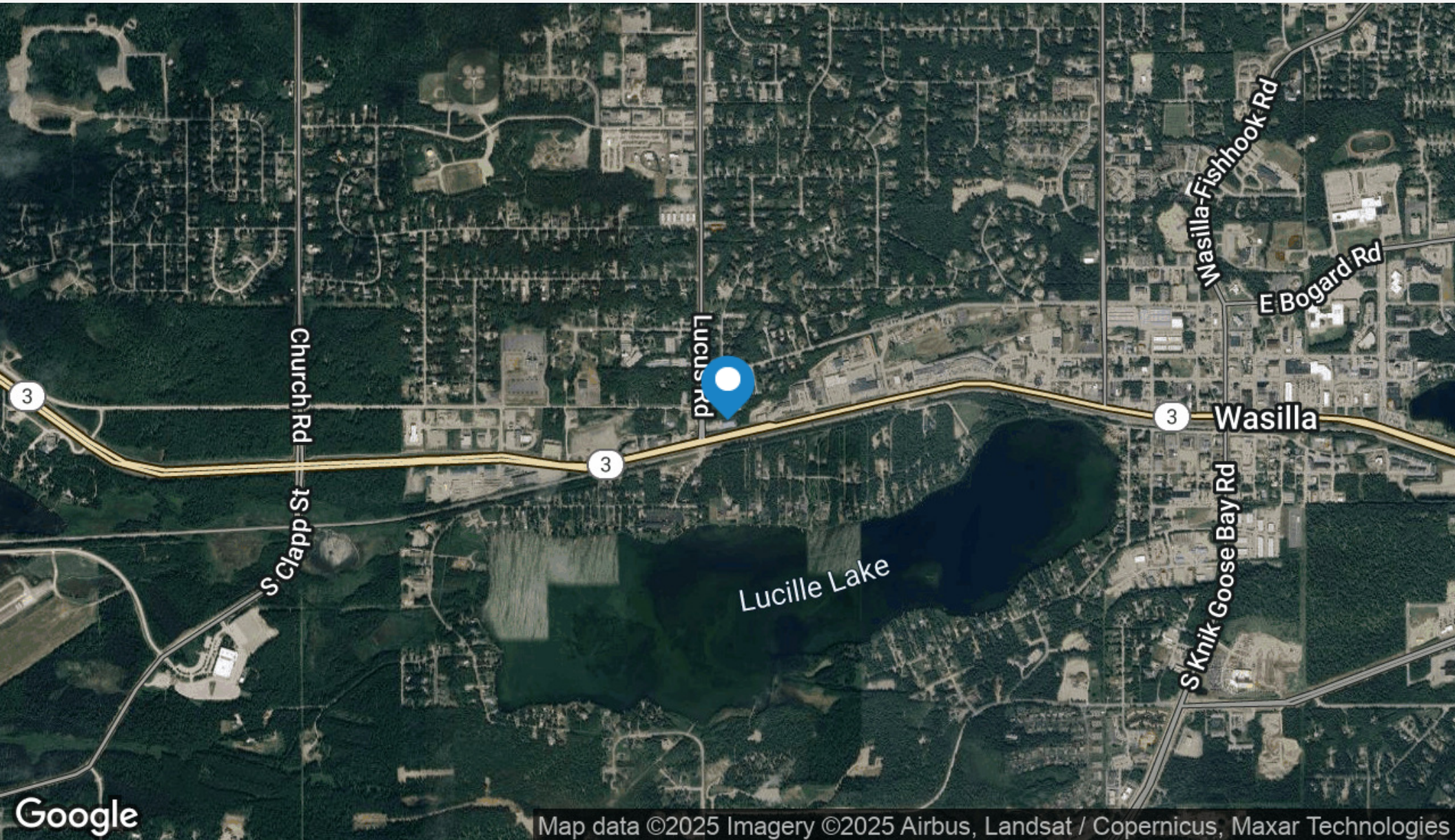
(907)-360-1936

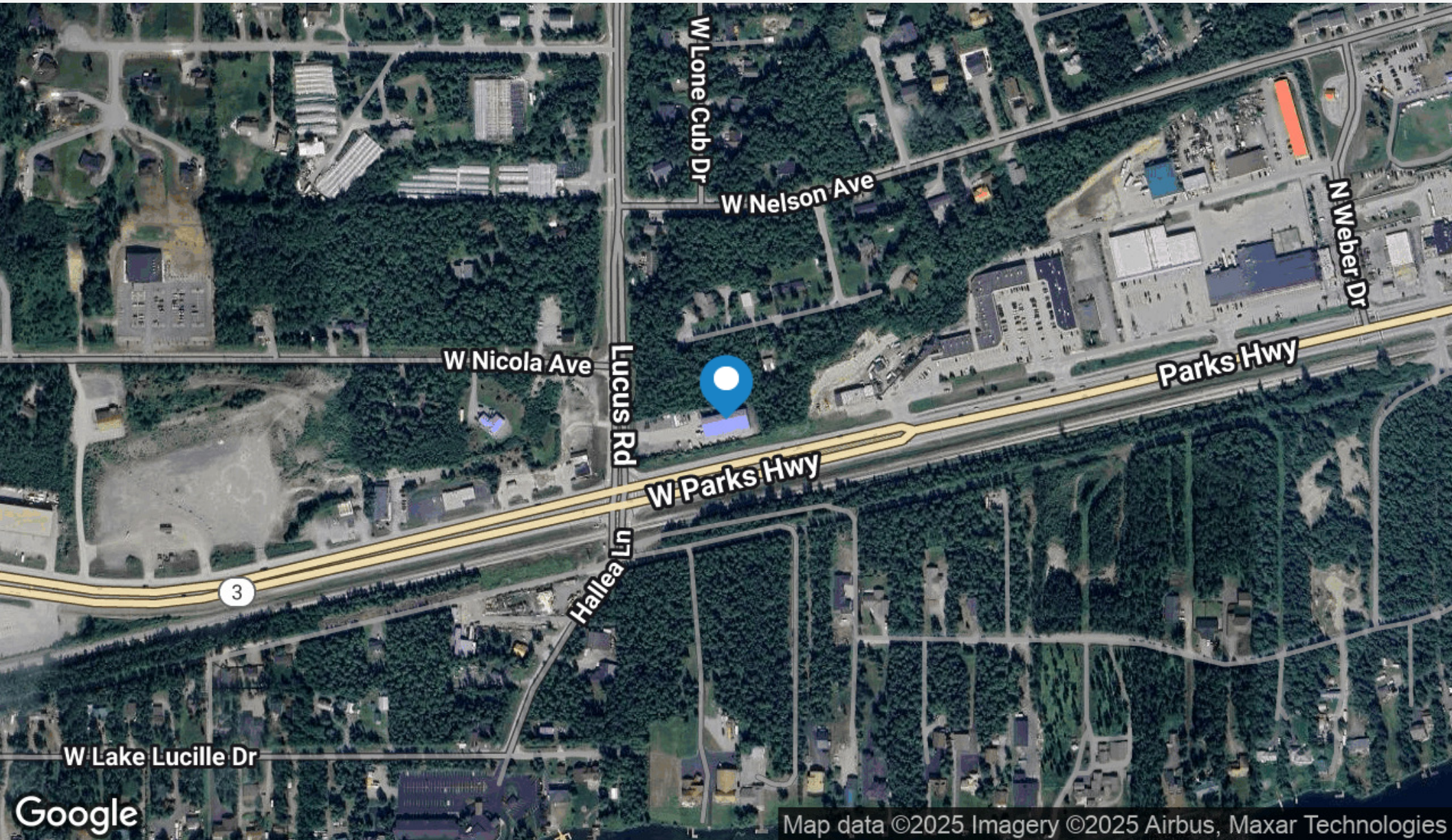
jenny@jennywillardson.com

Regional Map



Location Map







DEMOGRAPHICS

Section 3

Jenny Willardson, CCIM

Principal Broker, Commercial Sales & Leasing

(907)-360-1936

jenny@jennywillardson.com

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,334	39,738	80,091
Average Age	38	36	36
Average Age (Male)	36	36	36
Average Age (Female)	40	37	37

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	887	14,172	28,212
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$88,508	\$108,644	\$115,174
Average House Value	\$371,019	\$372,615	\$375,430

Demographics data derived from AlphaMap





THE STATE
of

ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure

This is not a contract. This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initialed below:

Specific Assistance	Representation
<p>The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests for information, and the Licensee may "Represent" another party in the transaction while providing you with Specific Assistance. Unless you and the Licensee agree otherwise, information you provide the Licensee is not confidential. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> a. Exercise of reasonable skill and care; b. Honest and good faith dealing; c. Timely presentation of all written communications; d. Disclosing all material information known by the Licensee regarding the physical condition of a property; and e. Timely accounting of all money and property received by the Licensee. <p>Consumer Initials: _____ / _____ Date: _____</p>	<p>The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> a. All duties owed by the Licensee providing Specific Assistance; b. Not intentionally taking actions which are adverse or detrimental to the Consumer; c. Timely disclosure of conflicts of interest to the Consumer; d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee; e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; and f. Making a good faith and continuous effort. <p>Consumer Initials: _____ / _____ Date: _____</p>

Neutral Licensee

Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral License is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:

- a. All duties owed by the Licensee providing Specific Assistance;
- b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and
- c. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property.

Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Right to be Represented)

Duties Not Owed by Licensee

AS 08.88.630 - **Duties not owed by licensee.** Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to

- (1) conduct an independent inspection of the real estate that is the subject of the licensee relationship;
- (2) conduct an independent investigation of a person's financial condition; or
- (3) independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable.

Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

Brokerage Name:					
Licensee Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	

An addendum ___ IS ___ IS NOT attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –



Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure Addendum

This form shall be attached to the Alaska Real Estate Commission Consumer Disclosure if there is more than one Licensee in a relationship with the Consumer, in a single transaction.

Relationship(s) MUST be indicated for each Licensee listed below.

Specific Assistance without Representation = S

Representation = R

Neutral Licensee Relationship = N*

*If Neutral, the Waiver of Right to be Represented form (#08-4212) must be attached for each Licensee.

Additional Licensees			Relationship		
Name	Signature	Date	S	R	N*

TEAMS: If the aforementioned licensee(s) are a part of a team, the team name shall be listed below. The Consumer understands that the team below is NOT acting as a brokerage. "Team" means two or more Licensees within the same brokerage who work together as one unit under a collective name and provide services or perform activities that require a professional license in real estate.

Brokerage Name:

Team Name:

Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaskan Real Estate Licensee. The Consumer further understands that the duties owed by a Licensee are limited by the relationship indicated.

Consumer Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –