

**Alaska Properties  
Driveway Street property  
Fairbanks Alaska**

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contact: John or Sue Ellison

**Two – Buildings: 401 & 403 Driveway Street**

**Located in the center of Fairbanks on 1.33 acres, access from Illinois Street or Phillips Field Road**

**For Sale or Possible Lease**

**\$1,400,000 for both buildings**

- **401 8750 sq', Current MG lease (available Fall 2025)**
- **403 2000 sq', Current MG lease**

**Property Details:**

- **Three phase power (401)**
- **Loading docks (401)**
- **Natural gas (401 & 403) – 401-Boiler can be converted to oil.**
- **Property is fenced and gated**
- **Large lay-down yard**
- **City water**
- **Zoned heavy industrial**
- **Alaska Railroad land lease**
  
- **401 Driveway Street- Warehouse/office/shop- 8750 square feet total**
  - **Currently leased**
  - **Original building is 5000 sq', (50' X 100') steel framed, includes 1350 sq' mezzanine, built in 1972, extensive remodel and upgrades, 2006 to current date (see below).**
    - **5000 sq', dock high with two loading docks and covered ramp to grade.**
      - **1350 sq', office space**
        - **1350 sq' mezzanine above office space**
      - **3650 sq' of warehouse**
    - **2400 sq' drive through shop area (see below 2008 addition)**
  - **Below grade concrete foundation and concrete floor**
  - **Three phase power**
  - **City water and private septic system**
  - **Hardwired security system, includes cameras and door sensors**
  - **All lighting upgraded to LED 2016**
  - **New flooring in the office 2019**
  - **3 restrooms, one with shower**
  - **Remodel, upgrades and addition, starting to 2006 to date includes:**
    - **Replace oil fired boiler and through the roof oil fired unit heaters with a single natural gas fired hydronic boiler. This boiler can be converted back to oil**
      - **Combination of baseboard, radiant floor and fan/coil unit heaters**

- **Weatherize and re-insulate all exterior walls of original building**
- **Add 8” EPS to the pitched roof and cover with .060” fully adhered EDPM membrane**
- **Replace all windows with triple pane windows**
- **Replace all doors**
  - **Personnel doors, aluminum storefront and fiberglass**
  - **Overhead doors, loading dock doors**
    - **1 each 9' X 10' and 1 each 10' X 10' (with electric operator)**
- **Ground level addition added in 2008- 40' X 60' (2400 sq') drive through shop**
  - **ICFS foundation, 8” SIPS panels, truss roof system**
  - **3 each 12' X 12' X 3” doors with electric operators**
  - **Radiant floor heat and unit heater**
  - **Currently MG Leased**

**Utilities and ARR lease for 401:**

- **IGU, (Natural gas) 12 month average \$604 per month**
- **Golden Heart Utilities (Water service only) average \$154 per month**
- **GVEA Electric average \$715 per month**
- **ARR land lease estimated (1.33 acre / 58,102 sq') \$1,000 per month**
  - **403 included in ARR land lease**
  - **Estimated – Actual will be calculated once the property is divided and lease is renewed.**
- **403 Driveway Street- Warehouse 2000 square feet (40' X 50')**
  - **Engineered steel framed building with steel wall panels**
  - **Below grade concrete foundation and concrete floor**
  - **Ramp to overhead door**
  - **Walls and ceiling insulated**
  - **Natural gas heat**
  - **New metal roof 2012**
  - **Dry, no water or sewer service**
  - **Single phase power**
  - **Currently MG leased**

**Also available - 407 & 409 Driveway Street located adjoining property to the north with an additional 1.28 acres. Please request additional information.**