

NOW AVAILABLE
FOR LEASE

4000 W. 50th Ave.

Anchorage, AK 99502



FOR MORE INFORMATION
PLEASE CONTACT:

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The Air Cargo Center is a high quality office/warehouse distribution facility within close proximity to the Ted Stevens International Airport. The property is situated over two land parcels on two Airport ground leases that are currently set to expire in 2060 and 2061. The facility is comprised on two separate but attached buildings.

Warehouse 2: 17,858 SF

Warehouse 5: 2,956 SF

Price: \$1.10 per SF

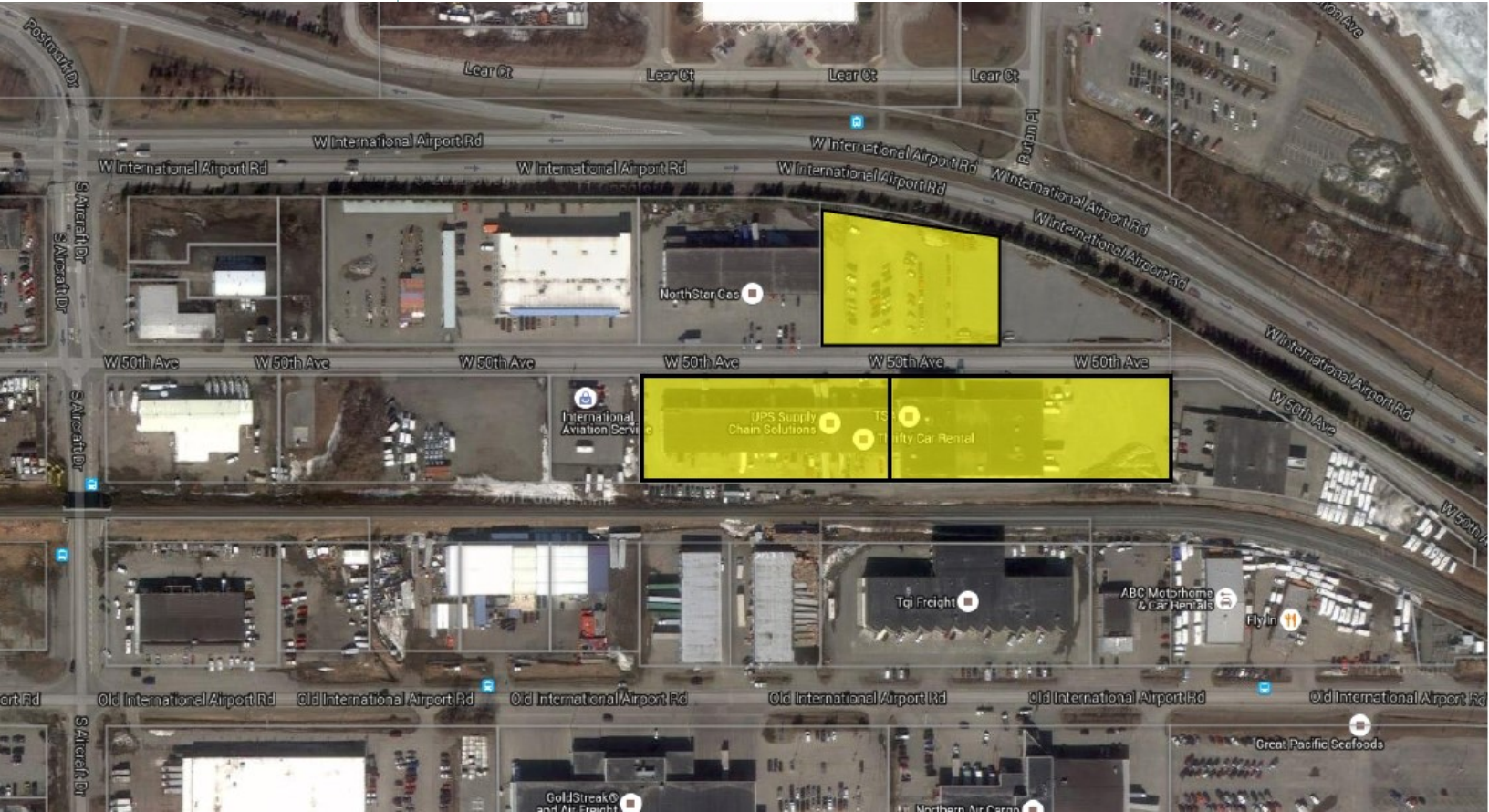


**BOND
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COMMERCIAL PROPERTIES LLC

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Property Name	Building A	Building B
Physical Address	3998 W. 50th Avenue Anchorage, AK 99502	4000 W. 50th Avenue Anchorage, AK 99502
Legal Address	Lots 20B, 30B, & 32B, Block 5, International Airport Sub.	Lot 33A, Block 5, International Airport Sub.
Building Size	43,222 RSF	30,012 RSF
Land Lease Lot(s) (SF / Lease Expiration)	ADA 31413, Lot 20B , 30B 123,028 SF / Exp. 7/19/2060	ADA 31471, Lot 33A 75,520 SF / Exp. 10/31/2061
Clear Height	24-feet	18-feet
Sprinkler System	Full sprinkler system with emer- gency lighting and fire alarms.	Full sprinkler systems with emergency lighting and fire alarms.

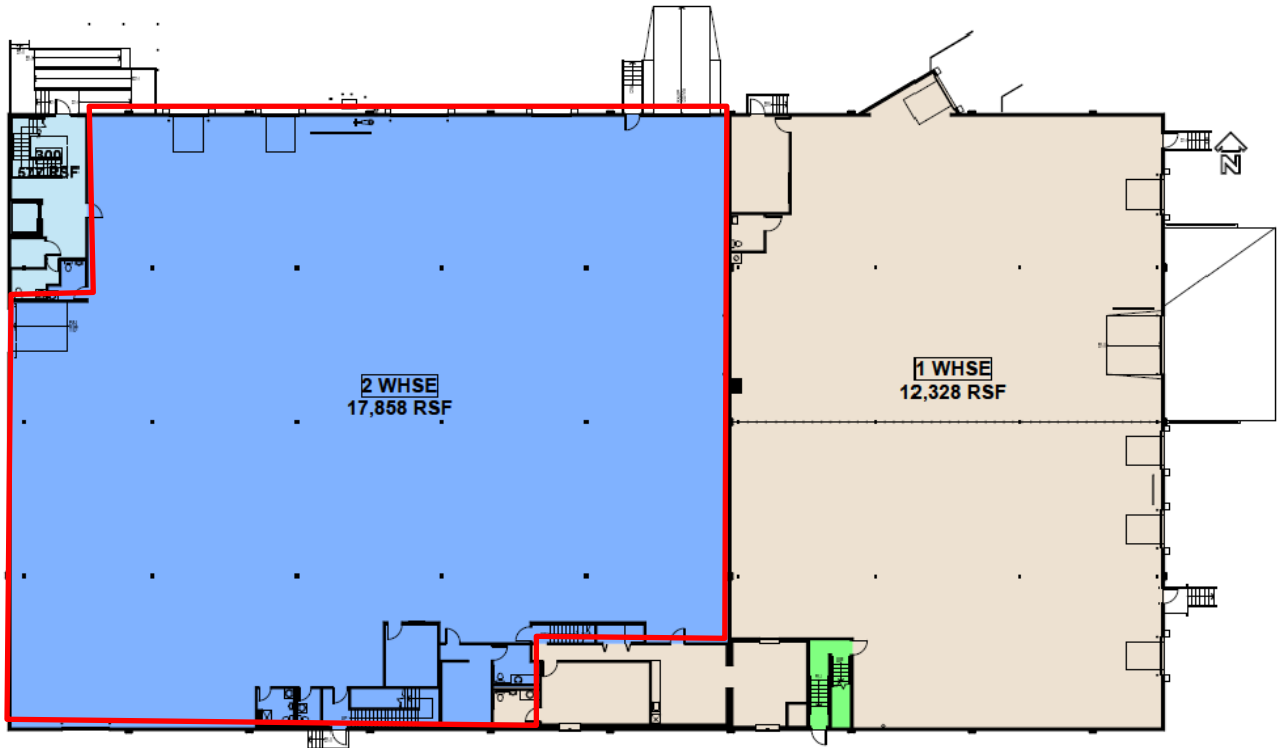


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FIRST FLOOR—30,184 RSF

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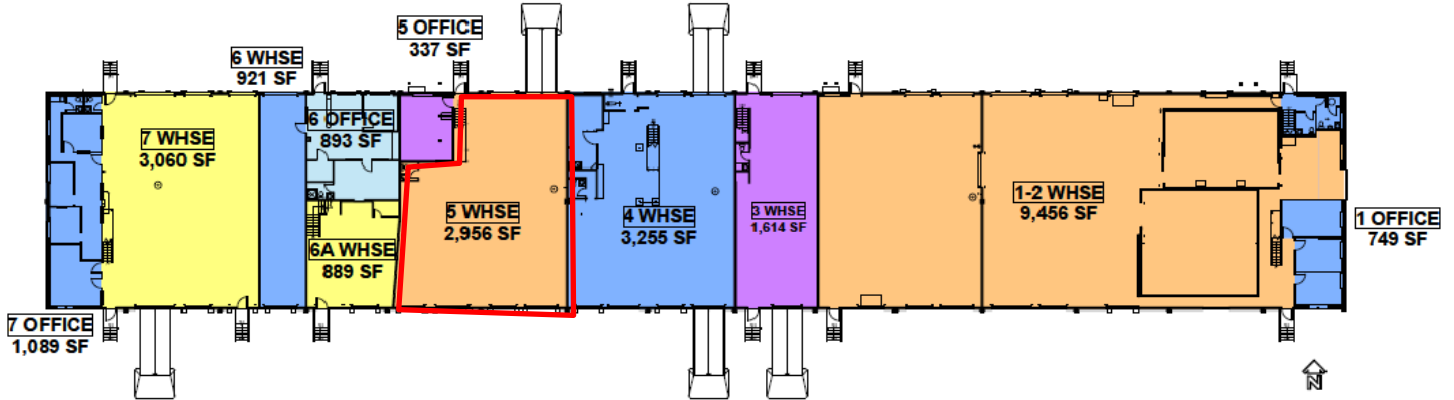
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FIRST FLOOR—25,219 RSF

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Medical Office Layout Option-Second Floor



The information contained herein was obtained from the property owner, the City of Anchorage, the State of Alaska, and other various private and governmental agencies deemed reliable at the time of preparation, but is not warranted or guaranteed in any way. The Owner, Seller, Bond Filipenko Commercial Properties, Mark Filipenko, Broker, make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein. The reader is hereby encouraged to verify all information presented in this package for accuracy.