

Warehouse for Sale in Wasilla with Parks Highway Frontage

Industrial Property For Sale



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

OFFERING SUMMARY

Sale Price:	\$1,990,000
Lot Size:	1.84 Acres
Building Size:	12,696 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	887	14,172	28,212
Total Population	2,334	39,738	80,091
Average HH Income	\$88,508	\$108,644	\$115,174

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.

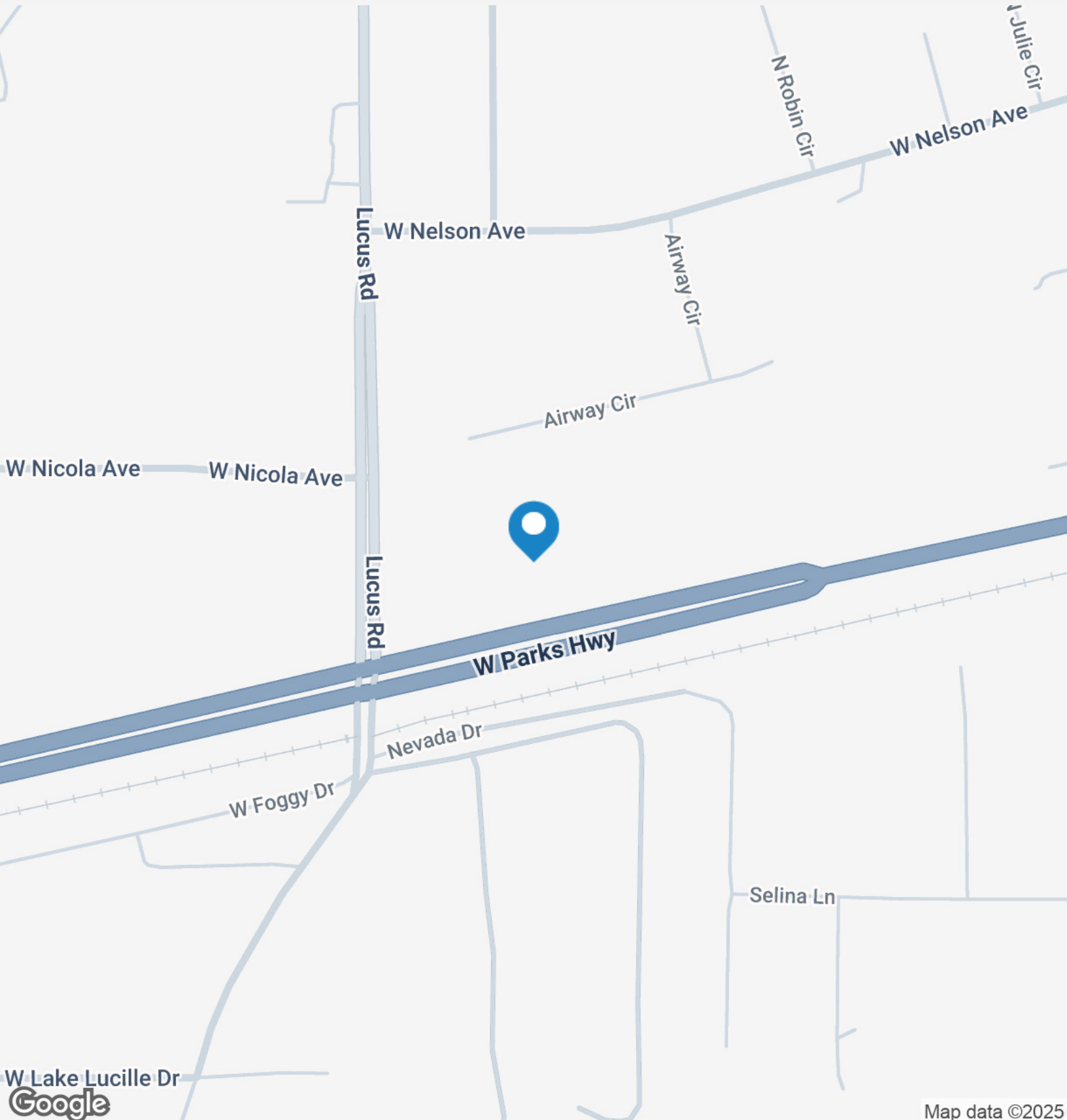
LOCATION DESCRIPTION

Located at the signalized intersection of Parks Highway and Lucas 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.

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