

Industrial Property For Lease

6490 W. Trevett Cir.

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

Table of Contents

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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
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
CONSUMER DISCLOSURE	11

PROPERTY INFORMATION

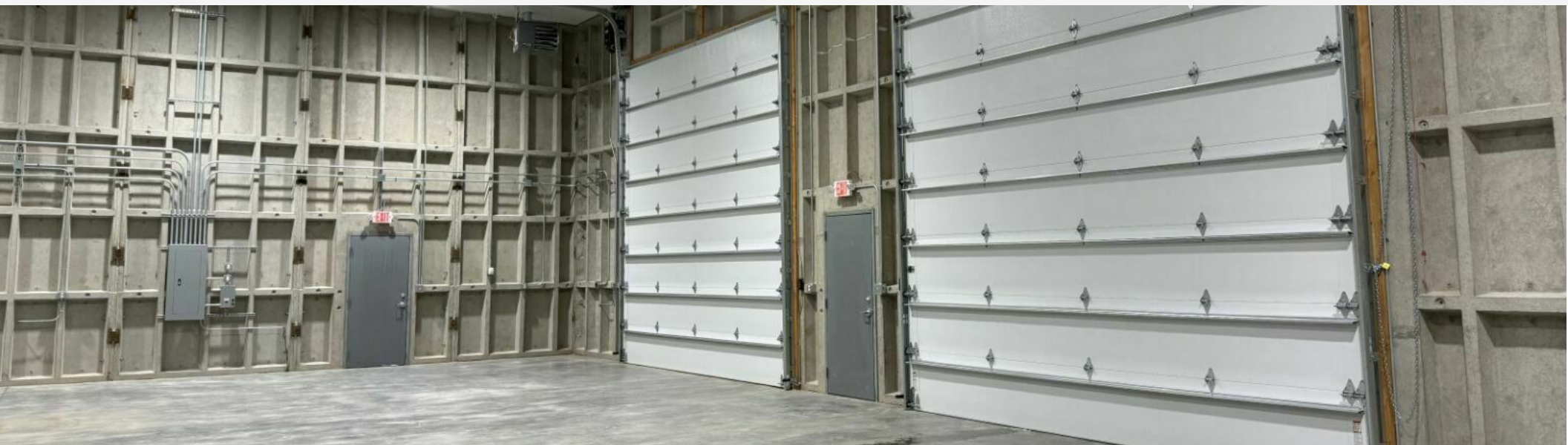
Section 1

Jenny Willardson, CCIM

Principal Broker, Commercial Sales & Leasing

(907)-360-1936

jenny@jennywillardson.com



NOW AVAILABLE FOR LEASE

This newly constructed tilt-up concrete industrial building delivers strength, scale, and functionality rarely available in the Wasilla industrial market.

- 6,272 SF of open shop space
- 800 SF of dedicated office
- 20' clear height in shop
- Four 16'x16' overhead doors
- 6" concrete slab built for heavy equipment
- Large yard area with negotiable square footage
- Immediate availability

Tilt-up concrete construction provides long-term durability, reduced maintenance exposure, and structural integrity ideal for demanding industrial use.

OFFERING SUMMARY

Number of Buildings:	2
Each Building Size:	7,072 SF
Yard Size	1+ acre

The 20' clear height allows for vertical storage, larger equipment housing, and operational flexibility. Four oversized 16'x16' overhead doors significantly improve workflow, supporting drive-in capability and efficient fleet movement.

Negotiable yard space allows tenants to scale outdoor storage based on operational needs — whether for fleet parking, trailers, material staging, or equipment storage.



Property Description



OFFERING FOR LEASE

Now available for lease, 6490 E Trevett Cir in Wasilla offers a brand-new 7,072 square foot tilt-up concrete industrial building designed for serious operators. Featuring 6,272 SF of shop space, 800 SF of office, 20' clear height, four 16'x16' overhead doors, a 6" concrete slab, and negotiable yard space, this facility is ideal for contractors, fleet operators, and equipment-based businesses seeking durability and room to scale.

LOCATION DESCRIPTION

Located in Wasilla, Alaska, this industrial property provides strong access to the greater Mat-Su Valley and surrounding areas. Wasilla continues to serve as a key operational hub for construction, trades, logistics, and resource-based industries.

The Trevett Circle location supports:

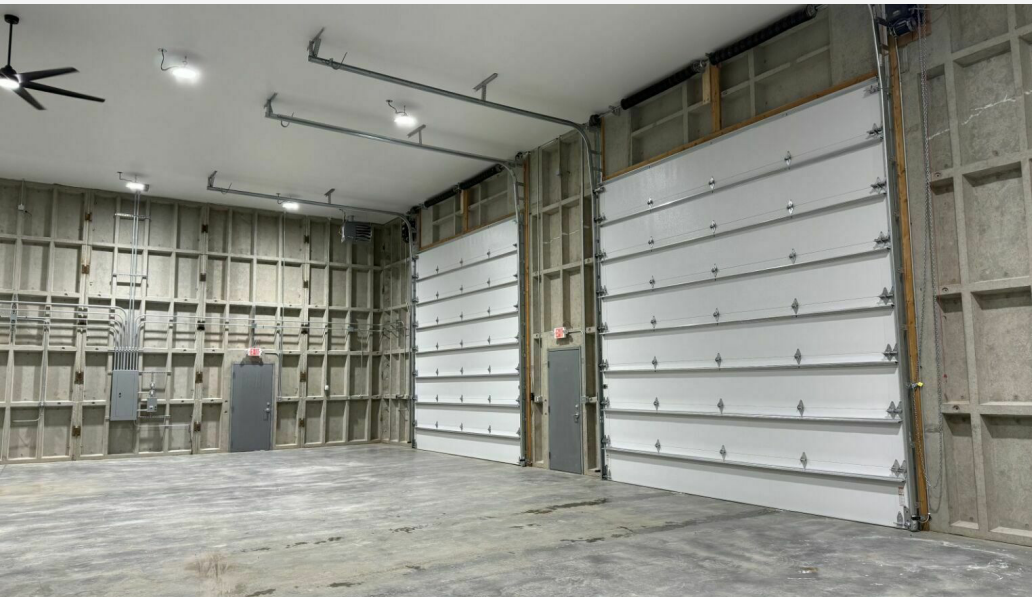
- Efficient truck and equipment access
- Daily crew dispatch across the Valley
- Practical industrial operations
- Flexible use with no zoning restrictions

For businesses servicing residential development, commercial projects, and infrastructure work, this location enhances mobilization and operational efficiency.

CONSTRUCTION DESCRIPTION

Tilt-up concrete construction: Superior durability and reduced long-term maintenance risk.

Complete Highlights

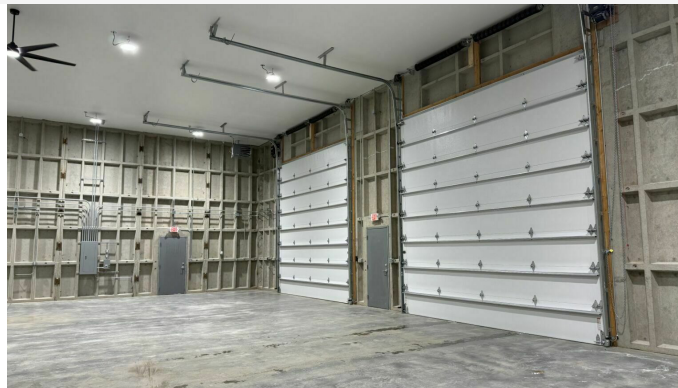


PROPERTY HIGHLIGHTS

- Tilt-up concrete construction: Superior durability and reduced long-term maintenance risk.
- 20' clear height: Accommodates larger equipment, vertical storage, and operational flexibility.
- Four 16'x16' overhead doors: Supports efficient fleet movement and drive-through capability.
- 6" concrete slab: Built for heavy-duty industrial and equipment use.
- 6,272 SF shop + 800 SF office: Balanced layout for operations and administration.
- Negotiable yard space: Flexible outdoor storage to match business growth.
- No zoning restrictions: Broad operational flexibility.
- Available now: Immediate occupancy for scaling businesses.



Additional Photos





LOCATION INFORMATION

Section 2

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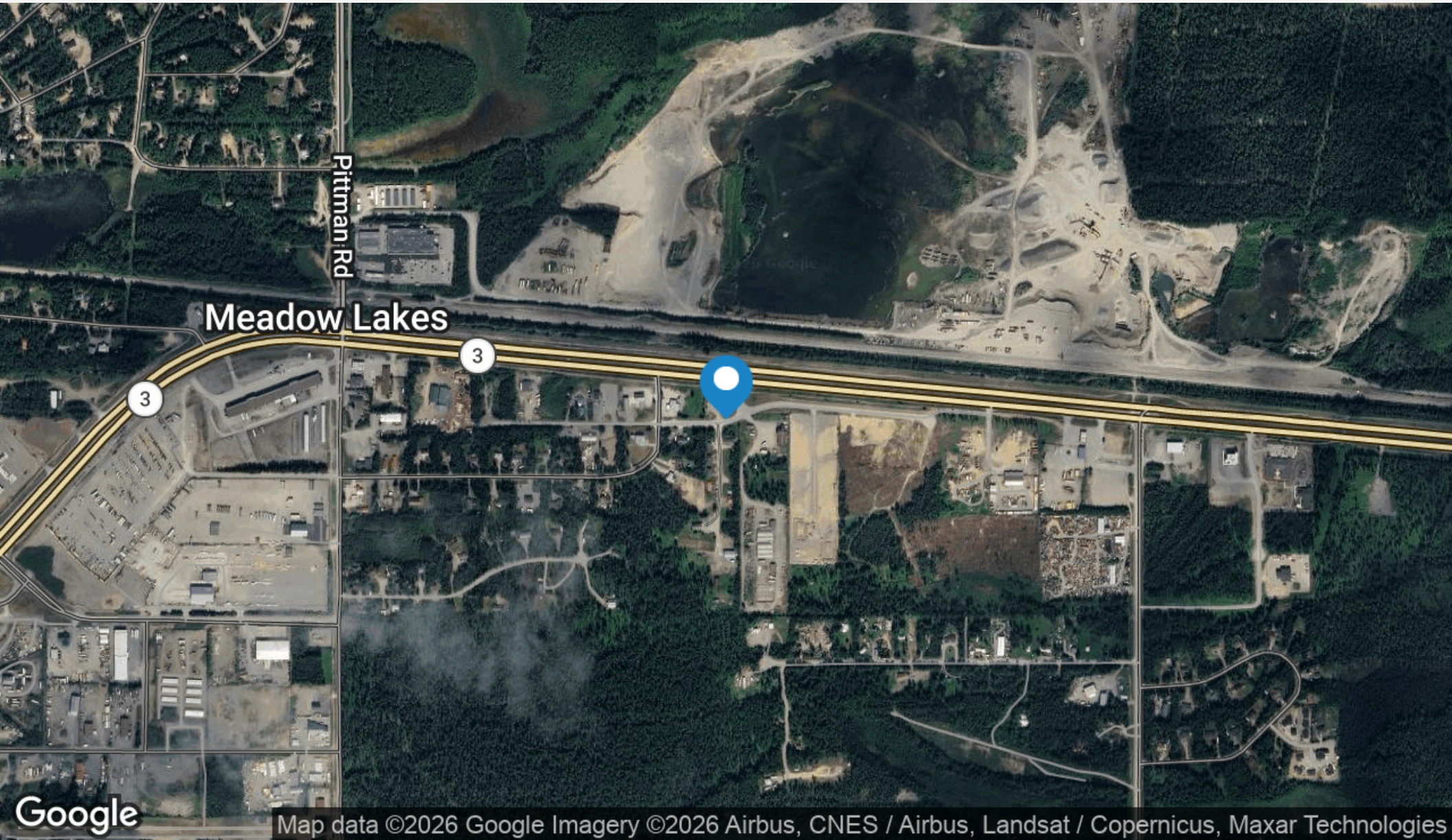
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Regional Map







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
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: 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.	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: 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.
Consumer Initials: _____ / _____ Date: _____	Consumer Initials: _____ / _____ Date: _____
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 –



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 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 –