

4025 W. 50TH AVENUE
ANCHORAGE LOGISTICS CENTER AVAILABLE FOR SALE
INVESTMENT OFFERING MEMORANDUM



BOND FILPENKO COMMERCIAL PROPERTIES, LLC

SALES PRICE: \$2,830,000 | 9% CAP RATE



TABLE OF CONTENTS

EXECUTIVE SUMMARY

Property Highlights

FINANCIAL ANALYSIS

Rent Roll

Profit & Loss Statement

PROPERTY OVERVIEW

Photographs

Floor Plans

Area Map

Site Plans

DISCLOSURE/DISCLAIMER

For additional information, please contact:



Mark Filipenko, CCIM, SIOR

Bond Filipenko Commercial Properties

10325 Old Seward Hwy, Suite 204

Anchorage, AK 99515

P: 907.952.1884

E: mark@markfilipenko.com

Executive Summary

Property Highlights

The Anchorage Logistics Center is a high quality office warehouse facility with direct access to International Airport Road and close proximity to Ted Stevens Anchorage International Airport. The property is fully leased, offering a stable industrial investment opportunity in a high-demand logistics area.

The facility is a two-story, concrete tilt-up building comprised of 23,325 square feet, with approximately 68% dedicated to warehouse use and 32% to office space, exclusive of the mezzanine. It sits on 1.9 acres (±82,718 SF) of Airport-leased land, with the current ground lease expiring in 2027. Built in 1981, the building includes 10 overhead doors, 12 dock-high doors, 18' clear height, and a fully sprinklered interior. Its functional layout and established tenancy make it a reliable asset for investors seeking predictable income and long-term industrial utility.



Property Name	Anchorage Logistics Center
Physical Address	4025 W. 50th Avenue Anchorage, AK 99502
Legal Address	Lot 28A, Block 5, International Airport Sub.
Year Built:	1981
Building Size	23,325 RSF
Land Lease Lot (s) (SF / Lease Expiration)	ADA 03570, Lot 28A 82,718 SF / Exp. 04/14. 2027
Clear Height	18-feet
Sprinkler System	Full sprinkler systems
OH Doors	10
Dock Doors	12

Financial Analysis

Rent Roll

Tenant Name	Square Feet	Lease Term		Rental Rates			
		Begin	End	Monthly	PSF	Annually	PSF
AMS	5,267	5/24/2025	6/30/2028	\$ 4,767.95	\$ 0.91	\$ 57,215.40	\$ 10.86
Jarvi	3,079	6/1/2023	5/30/2026	3,811.98	1.24	45,743.76	14.86
Pegasus	14,019	9/1/2025	8/31/2030	13,965.00	1.00	167,580.00	11.95
Total Occupied	22,365						
Total Vacant	-						
Total Building A	22,365			\$ 22,544.93		\$ 270,539.16	

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.

Financial Analysis

2025 P&L Statement

January - December 2025

	<u>Total</u>
<u>Income</u>	
CAM Reconciliation	38,502.94
Commercial Rent	268,238.01
Property CAM Collected	17,122.54
Property Insurance Collected	9,740.97
Property Tax Collected	14,222.07
Property Insurance Reimbursement	4,646.63
Total Income	\$ 352,473.16
Gross Profit	\$ 352,473.16
<u>Expenses</u>	
CAM Expenses	
CAM Electricity	1,232.92
CAM Fire & Safety	4,541.00
CAM Ground Lease	14,889.19
CAM Property Accounting Fees	14,400.00
CAM Property Insurance	8,537.11
CAM Property Management	32,400.00
CAM Property Taxes	15,101.56
CAM Repairs & Maintenance	2,593.98
CAM Snow Removal	3,480.00
CAM Transaction Fees & Penalties	1.95
Total CAM Expenses	\$ 97,177.71
<u>Non-Recoverable Expenses</u>	
NR Transaction Fees & Penalties	846.83
Total Non-Recoverable Expenses	\$ 846.83
Total Expenses	\$ 98,024.54
Net Operating Income	\$ 254,448.62

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.

Property Overview

Photographs



Exterior

Property Overview

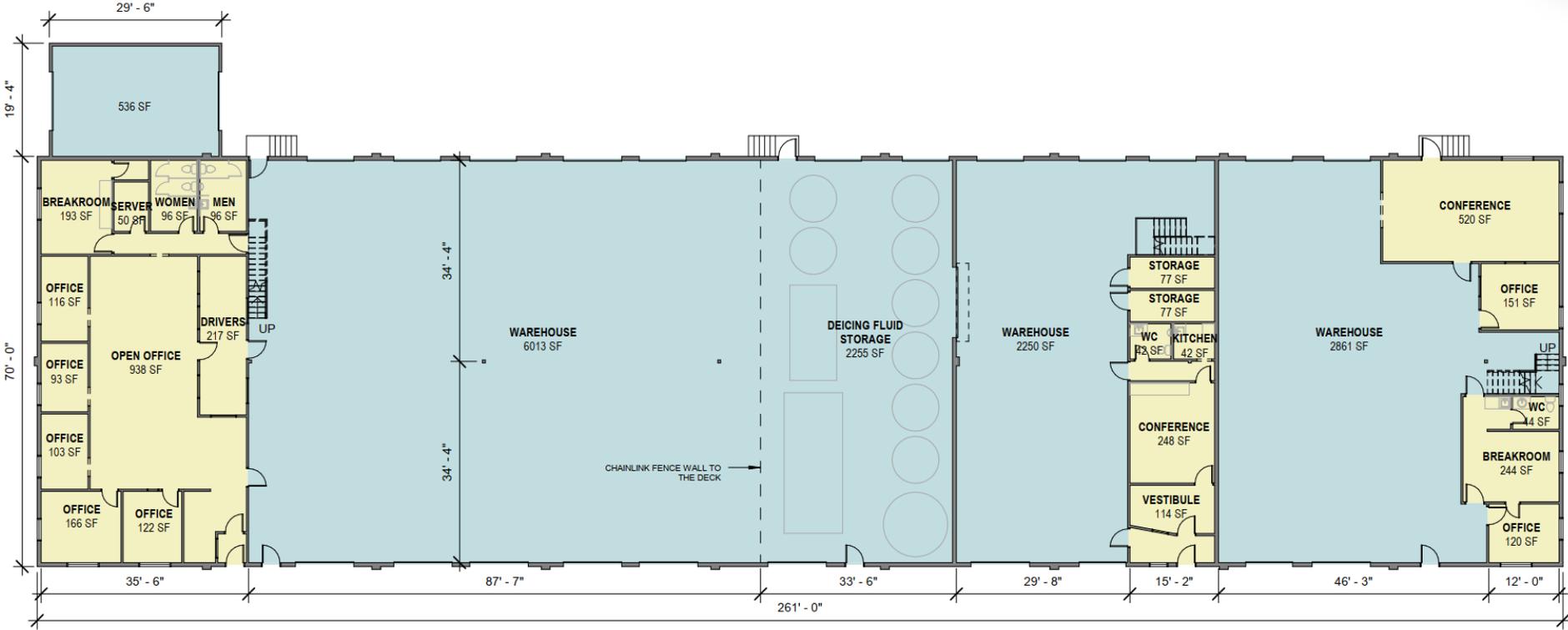
Photographs



Warehouse

Property Overview

Floor Plan



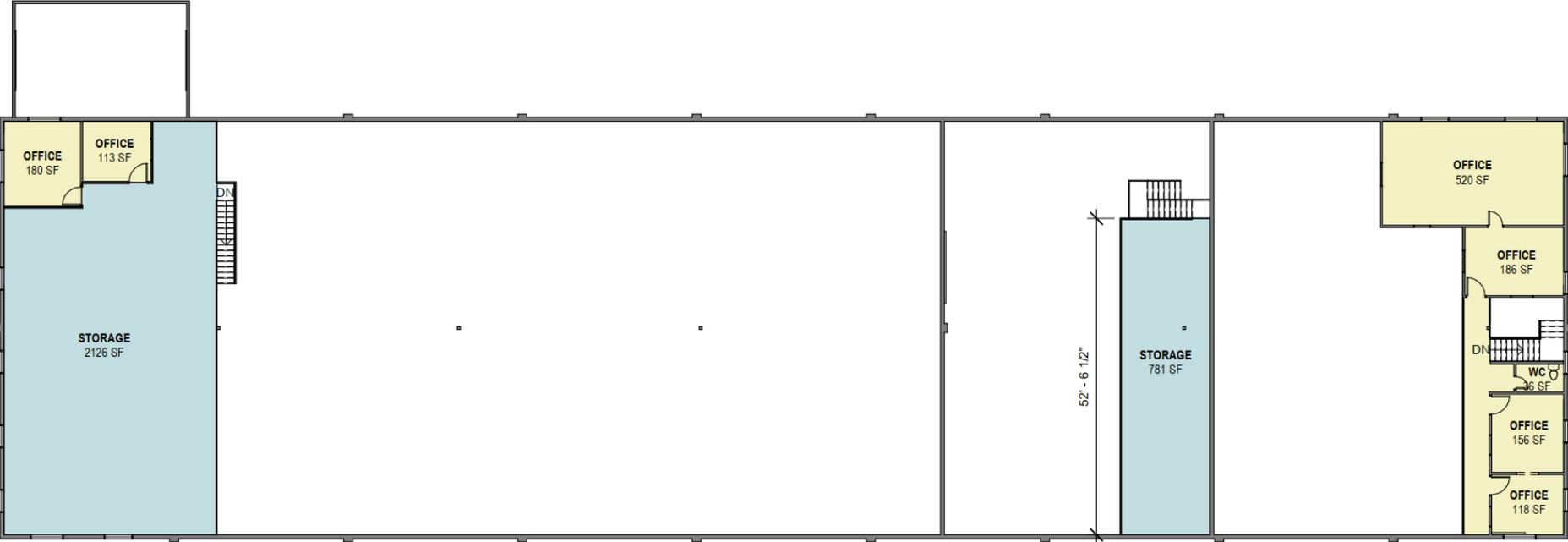
First Floor Total: 18,366 SF

Warehouse: 14,038 SF

Office: 4,328 SF

Property Overview

Floor Plan

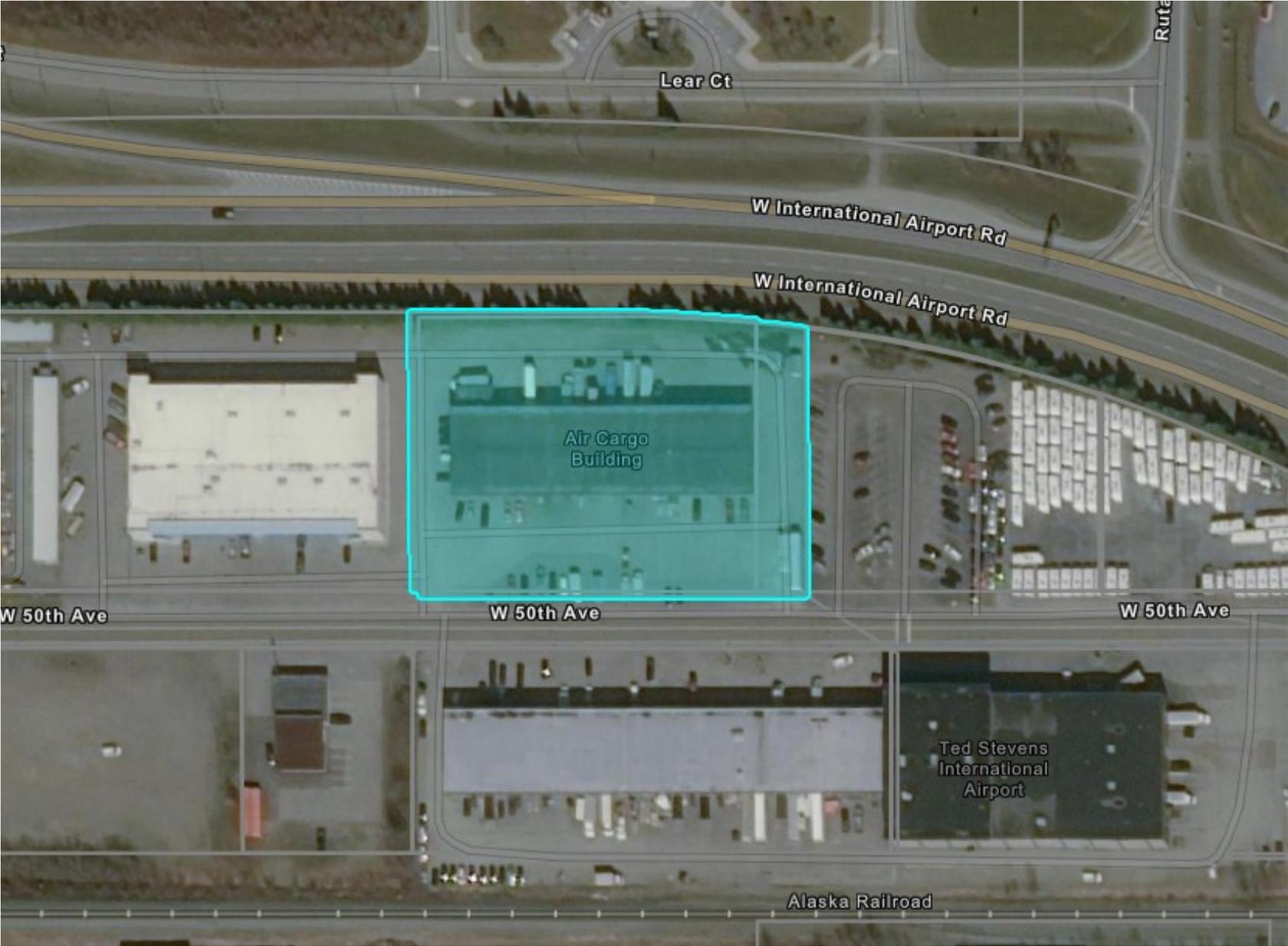


Second Floor Total: 4,472 SF

Mezzanine: 2,915 SF
Office: 1,557 SF

Property Overview

Site Plan — ADA 03570



Lot 28A — 82,718 SF

Disclosure/Disclaimer

DocuSign Envelope ID: 382F07E2-3712-4792-99DA-615FD6448411



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	
<p>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 Licensee is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:</p> <ul style="list-style-type: none"> 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. <p>Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Right to be Represented)</p>	
Duties Not Owed by Licensee	
<p>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</p> <ul style="list-style-type: none"> (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. 	

DocuSign Envelope ID: 382F07E2-3712-4792-99DA-615FD6448411

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:	Mark Filipenko	Signature:	<small>DocuSigned by:</small> <small>3AAF21CF438A460...</small>	Date:	9/25/2024
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 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.