

431 E. 104th Avenue

\$27,500/Month (NNN)

Anchorage, AK 99515

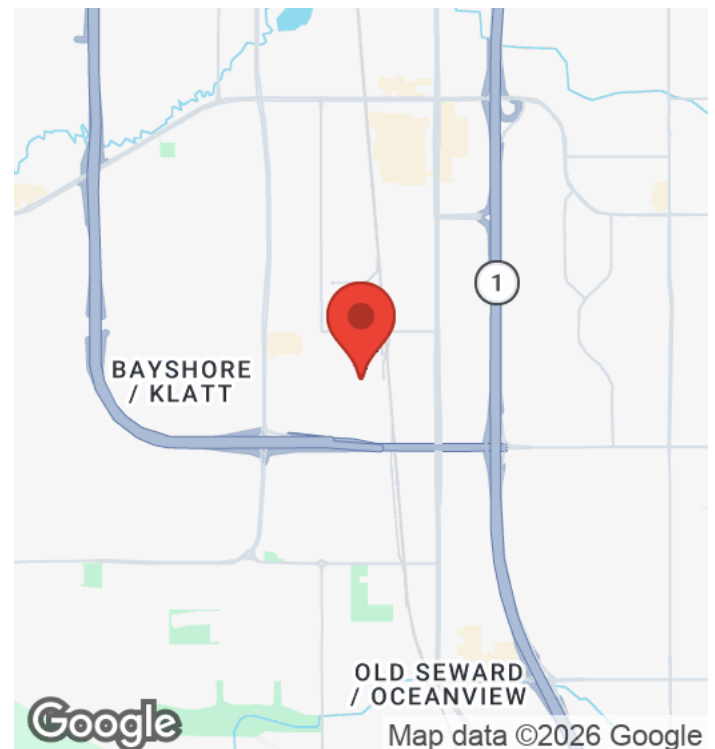
FOR LEASE



— 431 East 104th Avenue —

Property Highlights

- 13,954 SF cross-dock industrial facility in South Anchorage.
- Functional layout with approx. 80% warehouse and 20% multi-use office space.
- Warehouse space features 35 dock-high doors, one drive-in overhead door, and a 16' clear height for efficient freight and distribution operations.
- Fully sprinklered building situated on approximately 4.9 acres of I2 (Heavy Industrial) land.
- Fenced lot with expansive exterior yard and storage areas ideal for fleet parking, equipment, or laydown space
- Convenient access off E. 104th Ave between C Street and Old Seward Highway, offering strong connectivity to major transportation routes.



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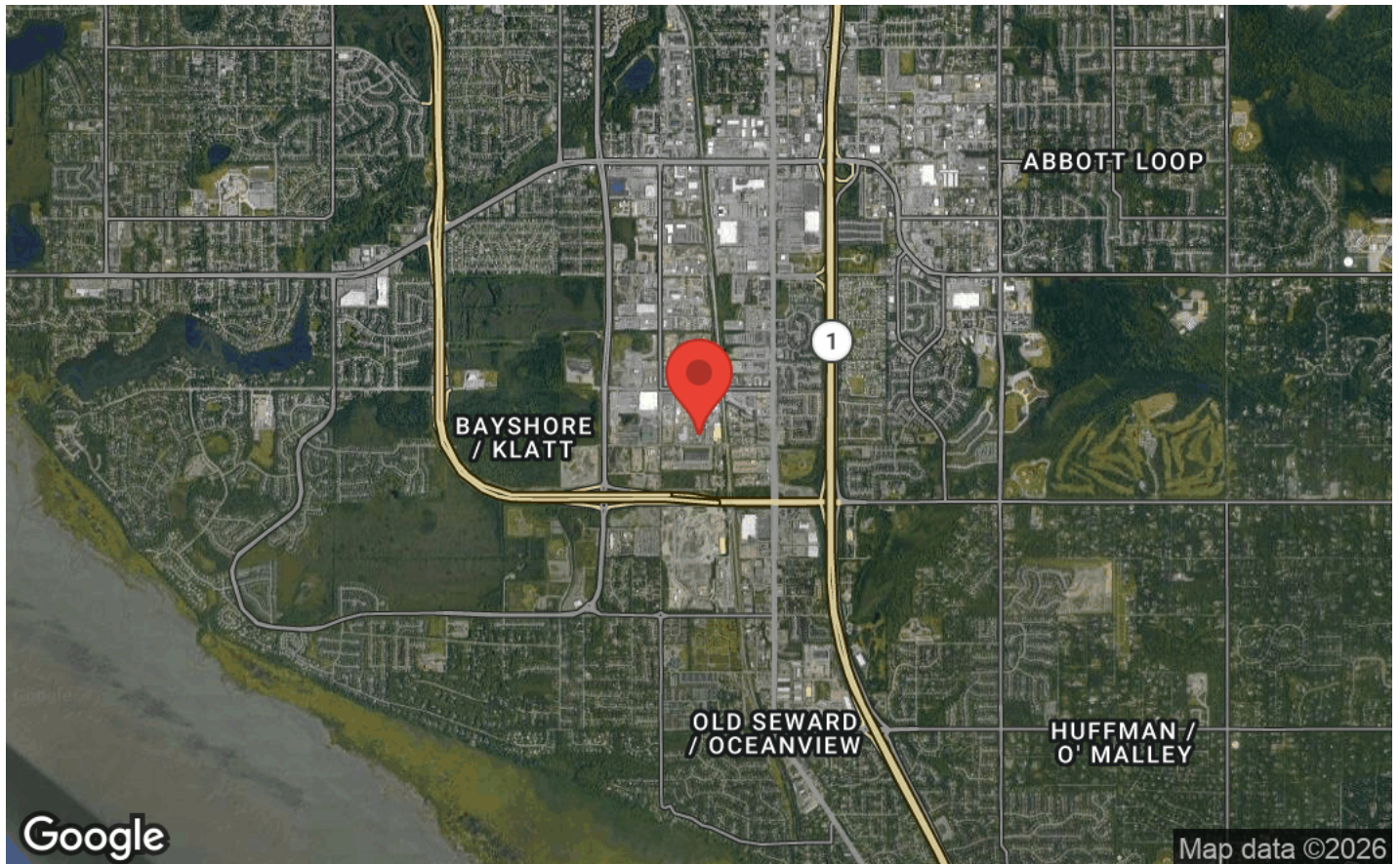
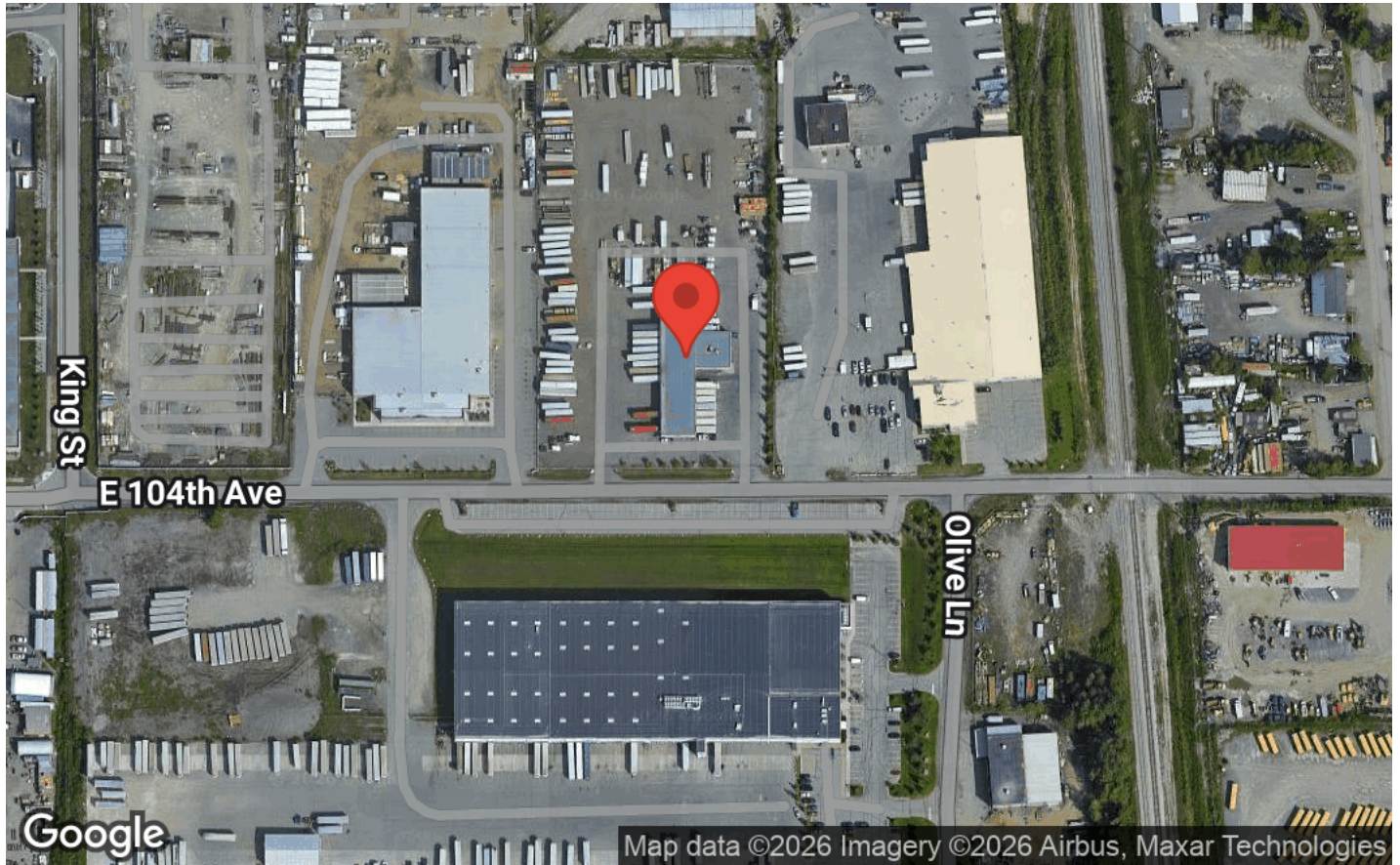
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LOCATION MAPS

13,954 SF Cross-Dock Warehouse Facility for Lease in South Anchorage
431 East 104th Avenue | Anchorage, AK 99515



PROPERTY PHOTOS

431 E 104th Ave
431 East 104th Avenue | Anchorage, AK 99515



PROPERTY PHOTOS

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Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,104	38,835	70,584
Female	3,175	38,878	67,960
Total Population	6,279	77,712	138,544

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,795	41,910	76,310
Black	327	3,039	5,486
Am In/AK Nat	456	3,956	7,149
Hawaiian	113	1,243	2,383
Hispanic	764	7,251	12,275
Asian	988	10,242	16,999
Multiracial	781	9,411	16,722
Other	53	653	1,205

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,744	31,467	58,466
Occupied	2,529	29,090	53,541
Owner Occupied	1,465	20,637	34,853
Renter Occupied	1,064	8,453	18,688
Vacant	215	2,377	4,925

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,256	15,406	25,811
Ages 15 - 24	807	9,565	17,448
Ages 25 - 54	2,931	33,695	59,237
Ages 55 - 64	633	8,766	16,135
Ages 65+	653	10,282	19,915

Income	1 Mile	3 Miles	5 Miles
Median	\$103,868	\$114,719	\$111,454
Under \$15k	132	1,046	2,207
\$15k - \$25k	54	871	1,723
\$25k - \$35k	139	1,078	2,114
\$35k - \$50k	203	2,635	4,737
\$50k - \$75k	350	3,293	6,511
\$75k - \$100k	345	3,543	6,719
\$100k - \$150k	473	6,209	10,861
\$150k - \$200k	470	4,456	7,653
Over \$200k	364	5,957	11,016

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