

*Industrial Property For Lease*

# 1301 Mystery Ave #F

1301 Mystery Avenue, Wasilla, AK 99654

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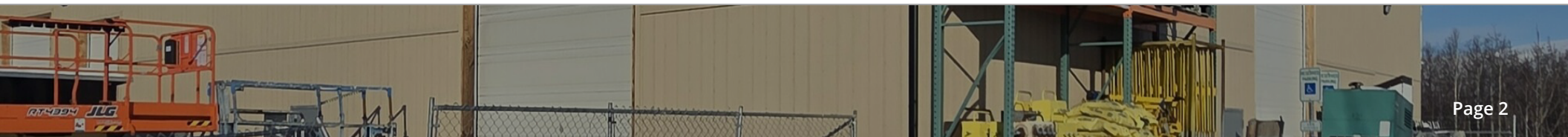
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Elevate Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Elevate Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

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# PROPERTY INFORMATION

## *Section 1*

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### NOW AVAILABLE FOR LEASE

Suite F at 1301 Mystery Ave in Wasilla, AK offers 4,000 SF of functional shop space designed for efficient industrial use. This unit is ideal for tenants seeking practical workspace without the cost of office buildout. The property features one restroom, two 10'x14' overhead doors for smooth loading and access, and approximately 0.5 acres of negotiable yard space to support outdoor storage or operations. With flexible lease terms and convenient access to Parks Highway and nearby commercial amenities, this location is well-suited for warehouse, distribution, or light industrial users looking for accessibility in the Mat-Su Valley

### OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (MG)
Number of Units:	1
Available SF:	4,000 SF
Building Size:	8,000 SF



# Property Description

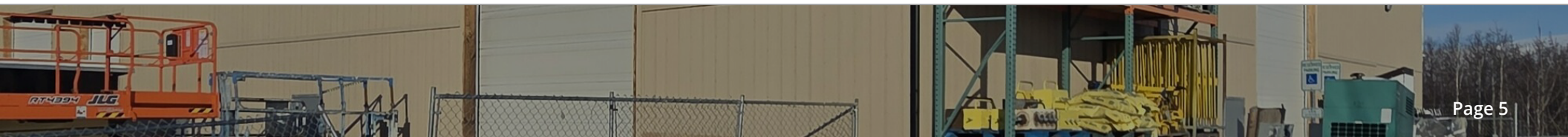


## PROPERTY DESCRIPTION

Unit F offers 4,000 SF of functional shop space at \$1.50/SF with no office buildout—ideal for pure industrial users. Features include one restroom and two 10'x14' overhead doors for efficient access. Approx. 0.5 acres of yard space available (negotiable). Flexible lease terms with 3-year minimum preferred.

## LOCATION DESCRIPTION

Conveniently situated in Wasilla, AK, 1301 Mystery Ave #F offers seamless access to essential amenities and transportation hubs, making it an ideal location for industrial, warehouse, or distribution tenants. With proximity to the bustling commercial district, tenants can easily access a range of dining options, retail centers, and services. The nearby Parks Highway provides efficient connections for distribution purposes. Don't miss the opportunity to position your operations in this thriving area, strategically located for both business and lifestyle convenience.

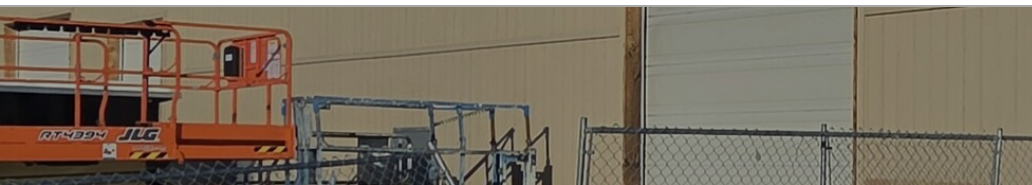


# Complete Highlights



## PROPERTY HIGHLIGHTS

- 4,000 SF Industrial Shop Space – Efficient layout ideal for warehouse, storage, or light industrial operations
- Two 10' x 14' Overhead Doors – Streamlined loading, unloading, and equipment access
- ±0.5 Acres of Yard Space (Negotiable) – Supports outdoor storage, fleet parking, or operational flexibility
- Functional Design – Built for productivity and cost-effective operations
- Convenient Wasilla Location – Easy access to Parks Highway for distribution and commuting
- Close to Commercial Amenities – Nearby dining, retail, and services for staff convenience
- Flexible Lease Terms – Accommodates a range of industrial users and business needs



# Additional Photos





# LOCATION INFORMATION

## *Section 2*

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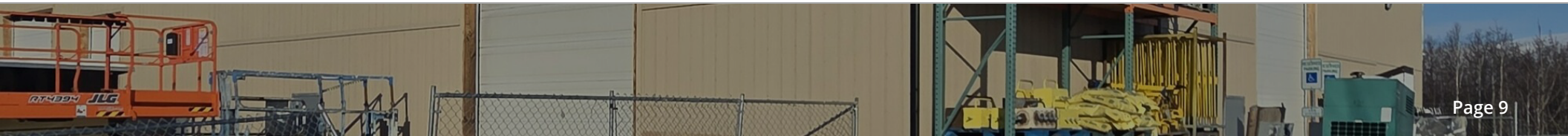
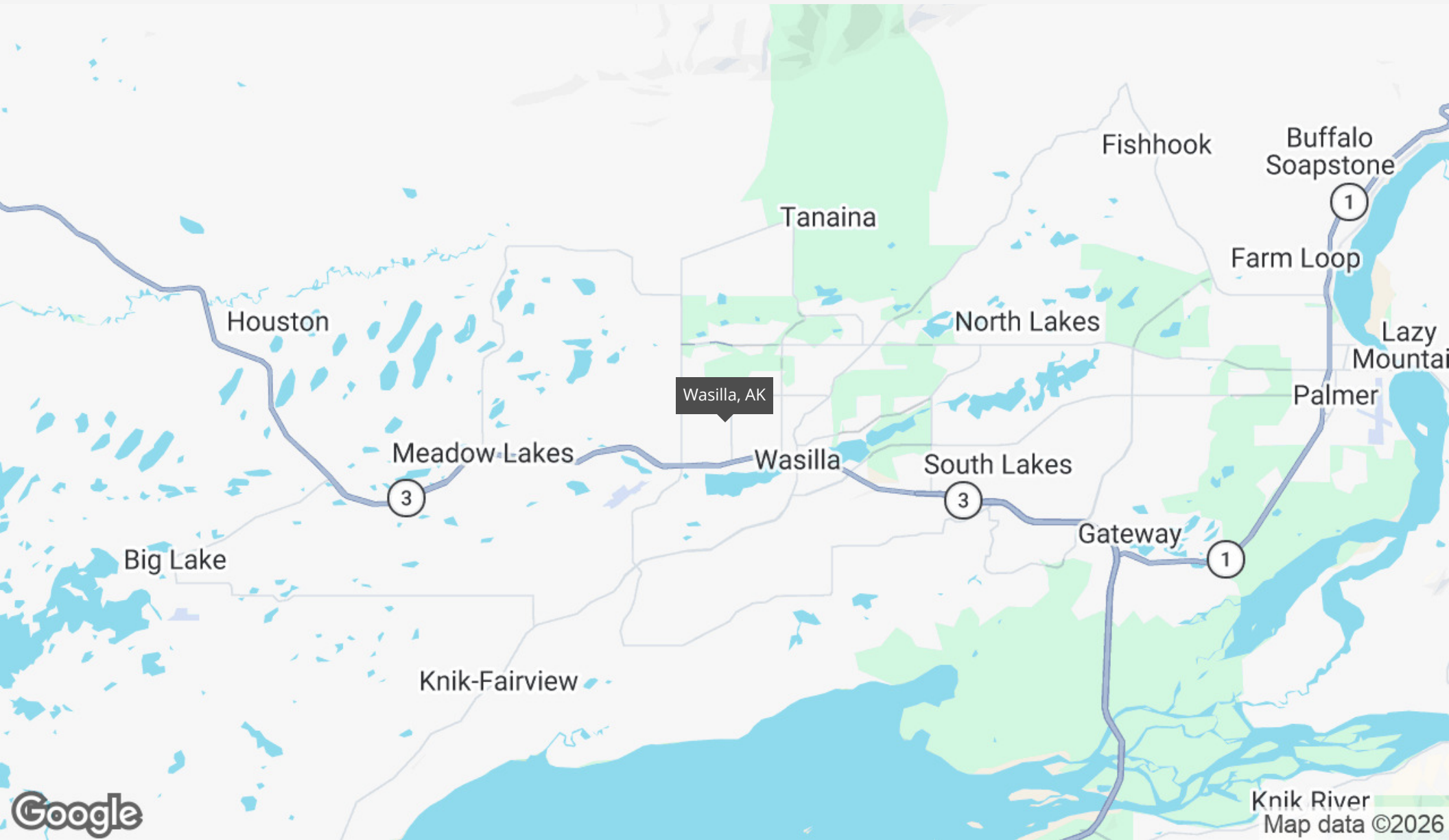
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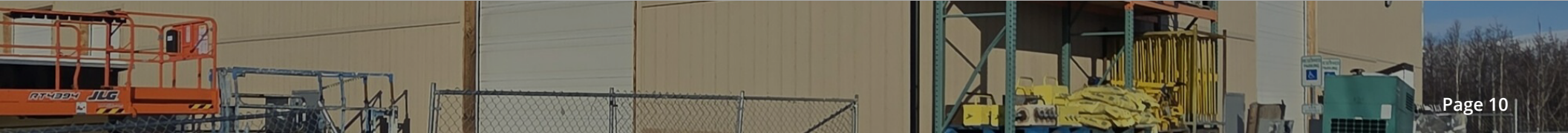
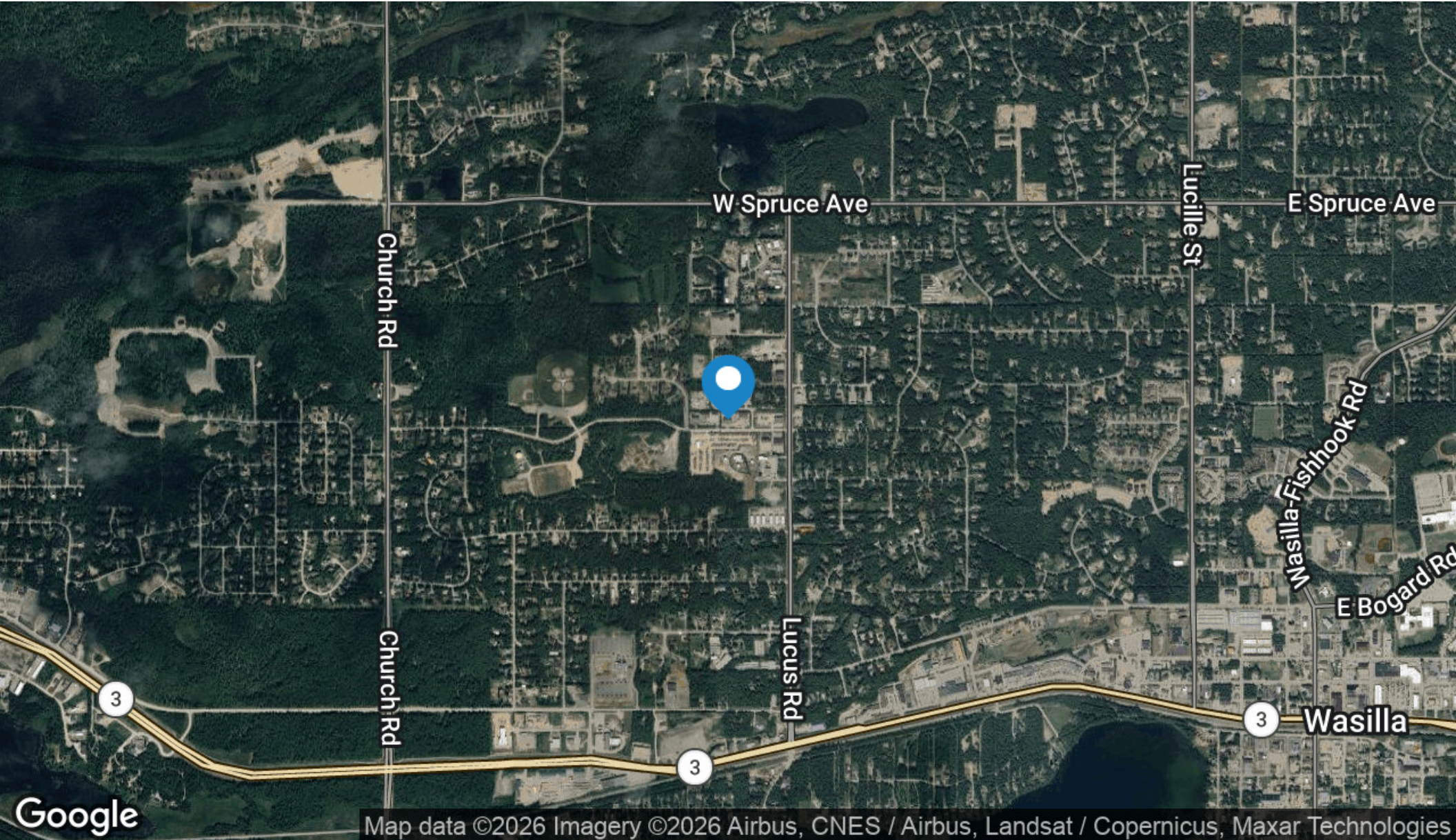
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# Regional Map



# Location Map





THE STATE  
of

# ALASKA

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business and Professional Licensing

## Real Estate Commission

550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: [RealEstateCommission@Alaska.Gov](mailto:RealEstateCommission@Alaska.Gov)

Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://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"> <li>a. Exercise of reasonable skill and care;</li> <li>b. Honest and good faith dealing;</li> <li>c. Timely presentation of all written communications;</li> <li>d. Disclosing all material information known by the Licensee regarding the physical condition of a property; and</li> <li>e. Timely accounting of all money and property received by the Licensee.</li> </ul> <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"> <li>a. All duties owed by the Licensee providing Specific Assistance;</li> <li>b. Not intentionally taking actions which are adverse or detrimental to the Consumer;</li> <li>c. Timely disclosure of conflicts of interest to the Consumer;</li> <li>d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee;</li> <li>e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; and</li> <li>f. Making a good faith and continuous effort.</li> </ul> <p>Consumer Initials: _____ / _____ Date: _____</p>

### 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.

<b>Brokerage Name:</b>					
<b>Licensee Name:</b>		<b>Signature:</b>		<b>Date:</b>	
<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	
<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	

**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 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: [RealEstateCommission@Alaska.Gov](mailto:RealEstateCommission@Alaska.Gov)

Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://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.

<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	
<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	

**– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –**