



FOR SALE

6751 S Airpark Place


Available for SALE a state-of-the art aircraft hangar at Anchorage International Airport.

PROPERTIES FEATURES:

- Building Total square footage 29,600+/-**
- Hanger 21,920+/- Sq. Ft**
- Class A office space 7,689+/-**
- Two- 12,000 fuel tanks available**
- AOA/SIDA Controlled Airport Access**



For Information
Call: (907) 561-7326
paul@schillingak.com
Schillingak.com

 **Schilling Commercial Real Estate, LLC**
Paul L Schilling
Broker

OVERVIEW

Schilling Commercial Real Estate, LLC is pleased to offer this opportunity to purchase a state-of-the-art aircraft hangar at Ted Stevens International Airport, Anchorage, Alaska. The Hangar is located at the south end of the airport. It features 21,920+/- Square feet of hanger space and 7,680+/- Square feet of Class A office and conference space, including private offices, a shop area, a lounge, two kitchens, and ADA restrooms. The property is being offered at Seven Million Dollars.

Salient Facts

6751 South Airpark Place

MLS #: 20-10718

SITE: Anchorage International Airport, Anchorage, Alaska.

STREET ADDRESS: 5751 South Airpark Place.

TAX PARCEL: 001-031-16-001.

ZONING: PLI, Public Lands and Institutions.

LEGAL DESCRIPTION: Lot 15, Block 18, Ted Stevens Anchorage International Airport, according to ADA Land Lease No. 31064.

OWNER: Global Rides, LLC.

PROPERTY USE: Hanger and office.

SITE DATA: Parcel is trapezoid in shape, with aircraft access via Taxiway "F" and vehicle access is from Raspberry Road.

AGE: Built 2002.

LOT SIZE: 120,173 +/- sq. ft. (2.76 acres).

BUILDING SQUARE FOOTAGE: 29,600+/- hanger 21,920+/- and Class A office 7,680+/-.

UTILITIES: Public utilities are available to the subject site, which include natural gas, water, sewer telephone and electricity.

SALES PRICE: \$7,000,000

ACCESS: Property has entrance off South Airpark Place.

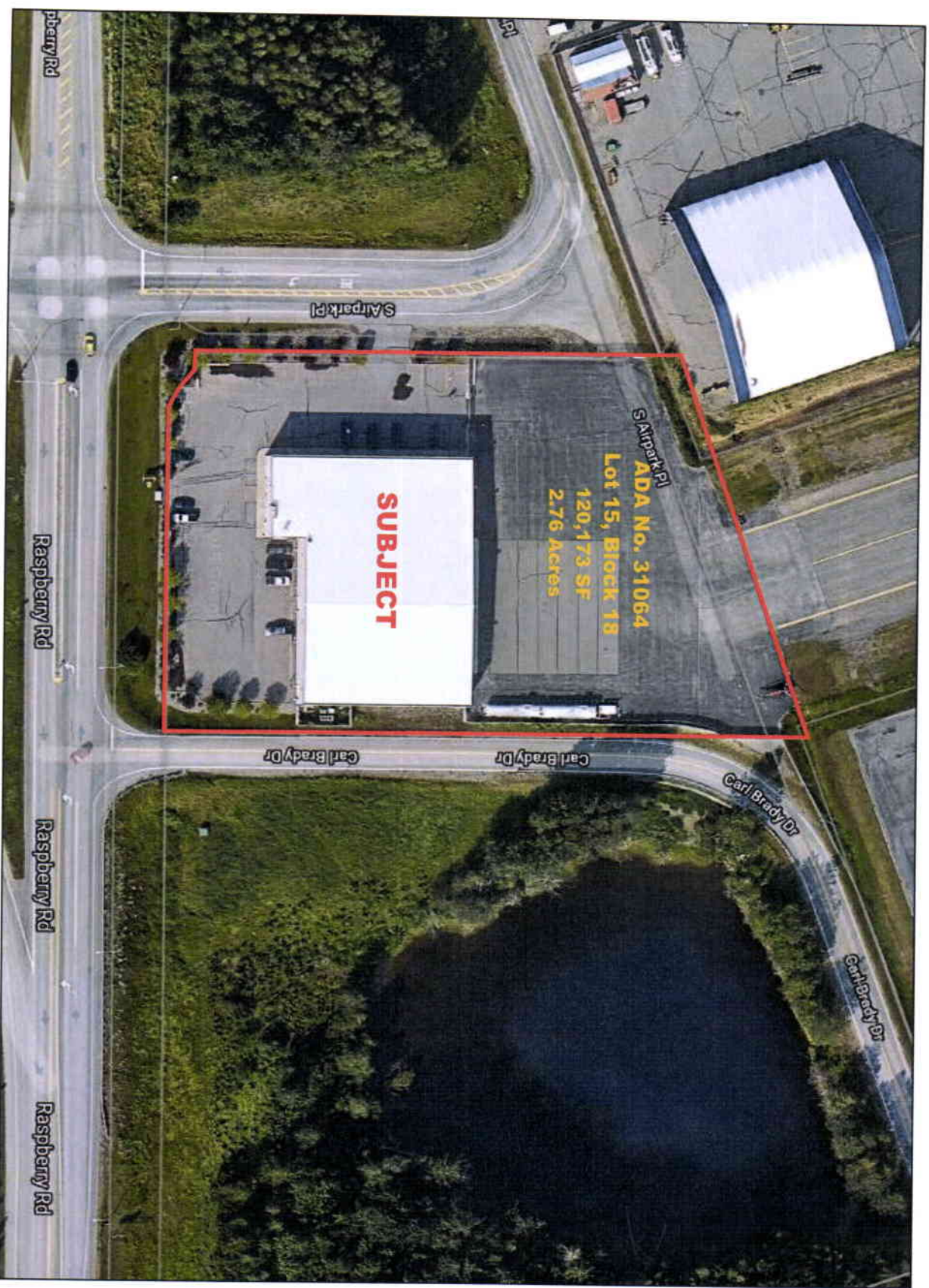
BUILDING TYPE: Steel frame hanger with two-story Class A office area.

CEILING HEIGHT: 31+/- ft.

Hanger Door: 31' 9" X 100.

| | |
|------------------------|--|
| DRIVE IN DOORS: | four (10 X 10). |
| PARKING: | Fifty-six parking spaces on site. |
| POWER: | 440 three phase power. |
| LIGHTING: | Hanger halide light fixtures. |
| HEAT: | Radiant floor heating and HVAC systems. |
| SPRINKLED: | Yes. |
| ELEVATOR: | Yes. |
| FULL FARM: | Available under separate agreement are two, 12,000 gallon above-ground fuel storage tanks. |
| SECURITY: | AOA/SIDA Controlled Airport Access. |

Aerial View





ADA 31064
120,173 Sq. Ft.

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 AND PUBLIC FACILITIES



Ted Stevens
Anchorage
 International Airport

EXHIBIT A

ALMA 31064
 120,173 Sq. Ft.

ISSUED 6/1/00

CHARTERED

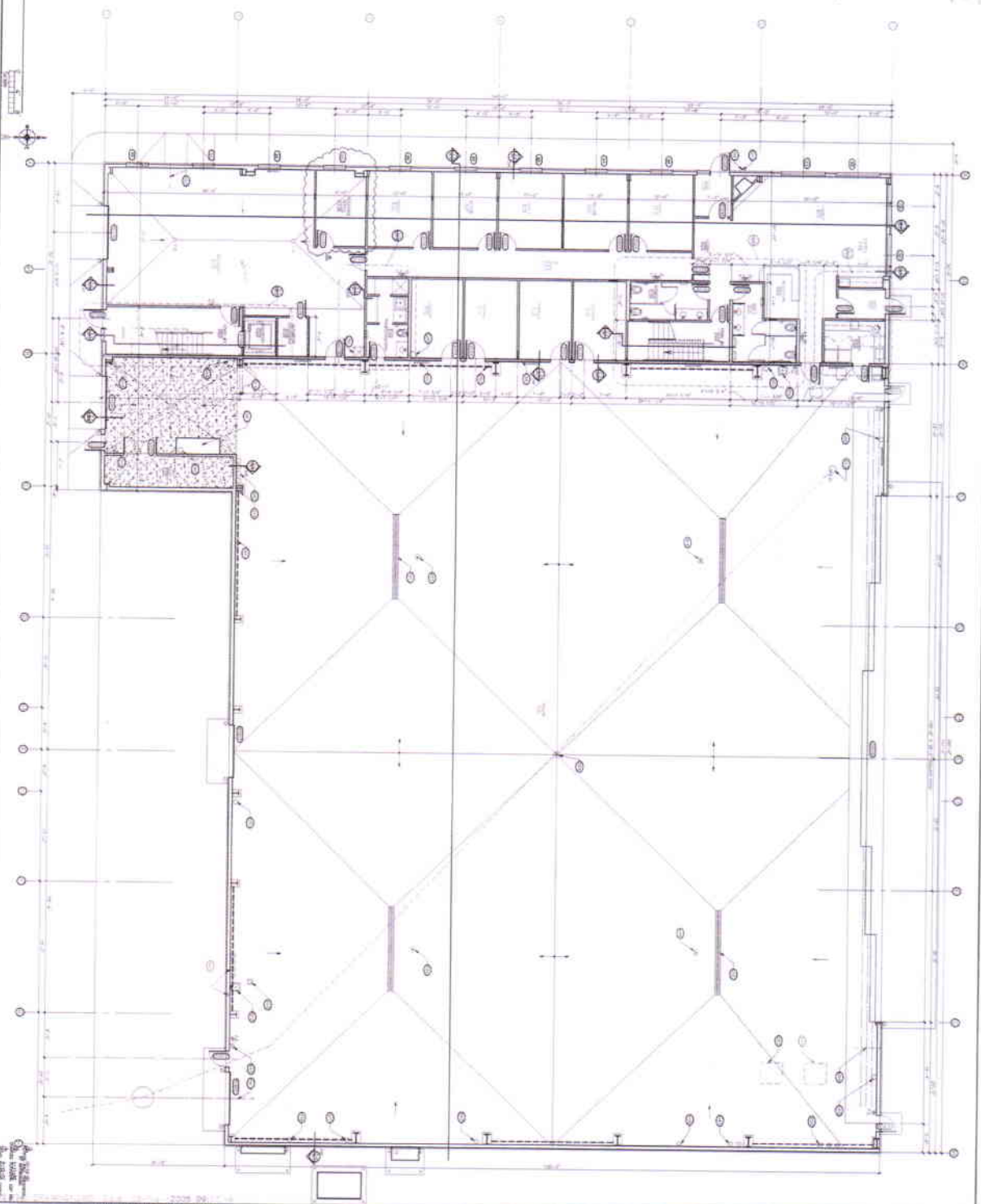
APPROVED

AIRPORT LEASING



SCALE IN FEET
 0 100 200
 PREPARED BY: J. M. JONES
 DATE: 10/20/00

3.1
 FLOOR PLAN FIRST FLOOR



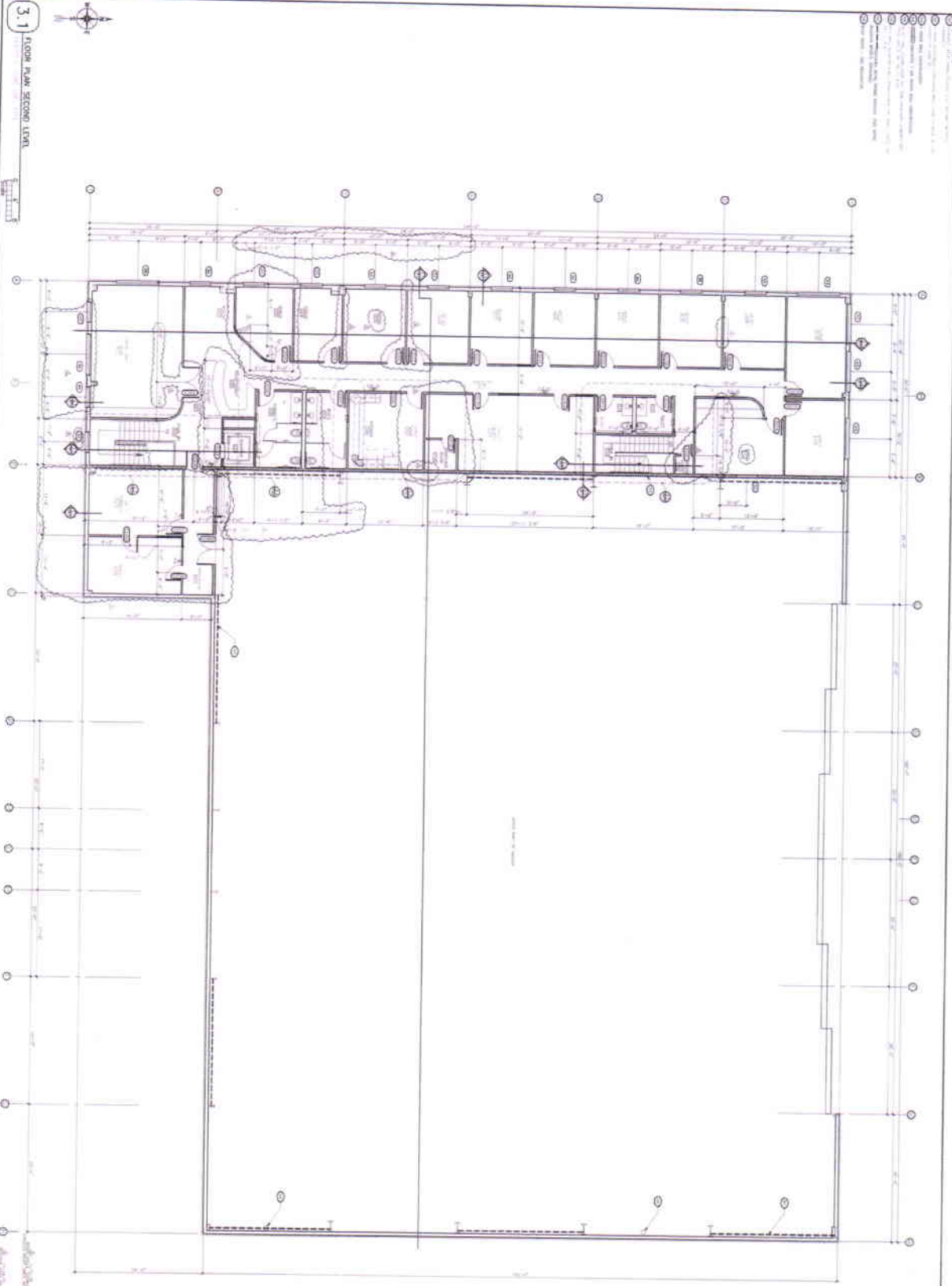
SEE E2000-01
 SEE E2000-02

FIRST FLOOR PLAN
 PDI HANGAR
 ANCHORAGE, ALASKA
 EEIS PROJECT #200029.BG1

**EEIS CONSULTING
 ENGINEERS, INC.**
 P.O. Box 92149 Anchorage, Alaska 99503-2149 (907) 524-8831



3.1
 FLOOR PLAN SECOND LEVEL



A2.0

SECOND FLOOR PLAN

PDI HANGAR
 ANCHORAGE, ALASKA
 EEIS PROJECT #200029.BG1

**EEIS CONSULTING
 ENGINEERS, INC.**

P.O. Box 80189 Anchorage, Alaska 99508-2189 (907) 558-3831



④ FIRE DEPARTMENT WORKUP

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Figure 10.10: Customer satisfaction.

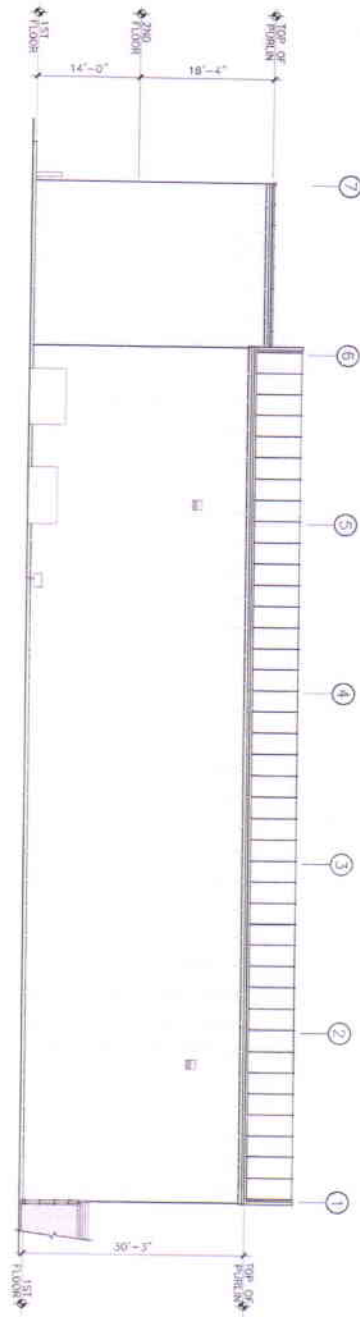
P.O. Box 92169 Anchorage, Alaska 99500-2169 (907) 258-3211



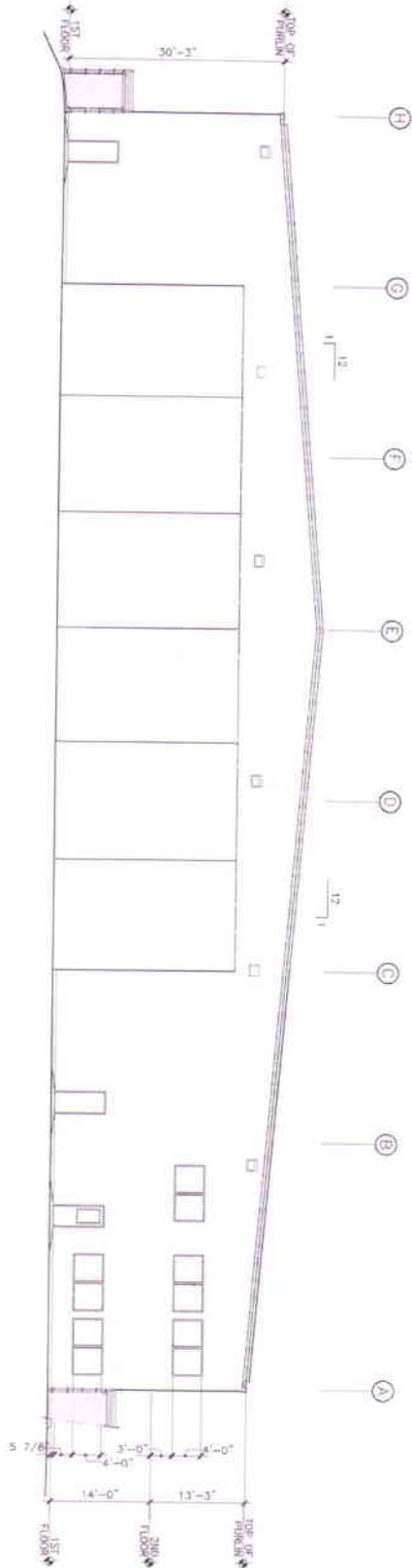
A4.0

NOTES FOR THIS SHEET

- 1) ROOF: 12" MIN. ROOF AND WALL PANEL COLOR: SCHLAGE
- 2) WALL PANELS: 12" MIN. ROOF AND WALL PANEL COLOR: SCHLAGE
- 3) WALL PANELS: 12" MIN. ROOF AND WALL PANEL COLOR: SCHLAGE
- 4) DOOR FACES, ROOF AND CORNER TRIM: SPEEDWAY BLUE
- 5) DOOR AND WINDOW TRIM: BEVEL WHITE



1.1 EAST ELEVATION



2.1 NORTH ELEVATION



EXTERIOR ELEVATIONS

PDI HANGAR
ANCHORAGE, ALASKA
EIS PROJECT #200029.BG1

EEIS CONSULTING ENGINEERS, INC.

P.O. Box 92169 Anchorage, Alaska 99509-2169 (907) 658-3231



A5.0

PROJECT: 200029.BG1
DATE: 10/14/2023
BY: [Signature]

GROUND LEASE DIGEST

| | |
|----------------------|---|
| Legal Description: | Lot 15, Block 18, Ted Stevens Anchorage International Airport According to ADA No. 31064 |
| Lessor: | State of Alaska, Department of Transportation and Public Facilities, Ted Stevens Anchorage International Airport |
| Lessee: | Global Rides, LLC |
| Term: | 35 Years (18 years remaining) |
| Begin Date: | February 15, 2001 |
| Assigned Date: | February 15, 2001 (originally Pacific Diversified Investments, Inc.) |
| Expiration Date: | February 14, 2036 |
| Extension Date: | N/A There are no renewal options specified in the lease agreement. |
| Beginning Rent: | \$7,210 annually, based on a rate of \$0.06/SF/yr and a size of 120,173 SF. |
| Current Rent: | \$21,631 annually, based on a rate of \$0.18/SF/yr and a current size of 120,173 SF. |
| Escalations: | <p>Consistent with recent changes to the Airport's leasing policies, the ground rent may only be adjusted once every five years. The intent of the lessor is that any rent increase will not exceed fair market rental value of the land (generally as determined by a qualified real estate appraiser approved by the lessor).</p> <p>Typically, the ground rent is adjusted every five years. The last escalation occurred in January 2017 when the aviation use was increased to \$0.18/SF. The next increase most likely will not occur until 2022.</p> |
| Tenant Expenses: | All fixed and operating. Lease is absolutely net to lessor. |
| Premises: | A parcel of land (Lot 15, Block 18) containing 120,173 SF |
| Tenant Improvements: | The site is currently improved with a two-story, metal frame office/hangar that was completed in 2002. The total GBA is estimated at 29,600 SF |



Schilling Commercial Real Estate, LLC

2018 Operating Expenses

| | |
|---------------------------------|--------------------|
| State of Alaska Ground Lease: | \$21,600.00 |
| Property Taxes: | \$41,057.00 |
| Heat: | \$22,500.00 |
| Electric: | \$37,630.00 |
| Water & Sewer: | \$ 1,500.00 |
| Alaska Waste (Refuse): | \$ 2,800.00 |
| Snow Removal: | \$17,306.00 |
| Security system: | \$ 1,000.00 |
| Inspections Expense: | \$ 1,500.00 |
| Building/Full tank maintenance: | \$15,000.00 |
| Cleaning: | <u>\$48,000.00</u> |
| Total: | \$209,893.00 |



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000

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PARCEL: 011-031-16-001 01/01 Commercial Hangar 07/13/20

GLOBAL RIDES LLC
ATTN: J L MCCARREY III
3301 C Street Suite 500
Anchorage AK 99503 0000 Site 6751 South Airpark Pl
ADA 31064 INTL ARPT
BLK 18 LT 15

Lot Size: 120,173 ---Date Changed--- ---Deed Changed--- GRW: PIWT
Zone : PLI Owner : / / Stateid: 0000 0000000
Tax Dist: 003 Address: 11/17/05 Date : 00/00/00
Grid : SW2024 Hra # : Plat :
GRW: PIWC REF #: 03/20/02 010-401-54-041

ASSESSMENT HISTORY

| | ---Land--- | --Building-- | ---Total--- | |
|---------------------|------------|--------------|-------------|----------------|
| Appraised Val 2018: | 809,200 | 1,694,300 | 2,503,500 | |
| Appraised Val 2019: | 786,500 | 1,679,300 | 2,465,800 | --Exemption-- |
| Appraised Val 2020: | 777,800 | 1,597,000 | 2,374,800 | -----Type----- |
| Exempt Value 2020: | 0 | 0 | 0 | |
| State Exempt 2020: | | | 0 | |
| Resid Exempt 2020: | | | 0 | |
| Taxable Value 2020: | | | 2,374,800 | |

Liv Units: 000 Common Area: Leasehold: Y Insp Dt: /
07/15 Quick Reinv
10/10 Desk Edit

BUILDING DATA

Name: PACIFIC DIVERSIFIED Bldg Area: 28,992 Yr Blt: 2002
Eff Yr: 2002 Ident
Bldg Type: Hangar Grade : Average # Units: 001 Bldgs: 1

INTERIOR FEATURES

| Floor Level | Size Area | Use Type | Wall Hgt | Wall Material | Constrct Type | Heat Type | Air Phys Con | Phys Cond | Funct Util |
|-------------|-----------|------------|----------|---------------|---------------|-----------|--------------|-----------|------------|
| 01/01 | 18,000 | Hangar | 30 | Metal Sandw | Light Steel | Hot Water | 0 | Normal | Normal |
| 01/01 | 3,456 | Multi-Use | 14 | Metal Sandw | Wood Joist | Hot Water | 0 | Normal | Normal |
| 01/01 | 1,728 | Storage Ga | 14 | Metal Sandw | Wood Joist | Hot Water | 0 | Normal | Normal |
| 01/01 | 624 | Support Ar | 14 | Metal Sandw | Wood Joist | Hot Water | 0 | Normal | Normal |
| 02/02 | 5,184 | Multi-Use | 13 | Metal Sandw | Wood Joist | Hot Water | 0 | Normal | Normal |

OTHER BUILDING AND YARD IMPROVEMENTS

| Yard Structure: | Size/Amt: | Units: | Yr/Blt: | Condition: | Funct/Util: |
|--------------------|-----------|--------|---------|------------|-------------|
| Paving Asphalt Pk | 24,000 | 01 | 02 | Normal | Normal |
| Paving Concrete-Av | 1,272 | 01 | 02 | Normal | Normal |
| Paving-Asp/Conc | 12,000 | 01 | 02 | Normal | Normal |
| Chain Link Fence | 2,560 | 01 | 02 | Normal | Normal |

BUILDING OTHER FEATURES-ATTACHED IMPROVEMENTS

| Qty: | Structure Code: | Size1: | Size2: | Qty: | Structure Code: | Size1: | Size2: |
|------|-----------------|--------|--------|------|-----------------|--------|--------|
| 4 | Ov'hd Dr Mtr Op | 9 | 8 | | | | |
| 1 | Ov'hd Dr Mtr Op | 100 | 28 | | | | |
| 1 | Sprinkler Wet | 1 | 28,992 | | | | |

[Feedback E-mail: wwfipa@muni.org](mailto:wwfipa@muni.org)



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Owner Information

DETAILED PROPERTY INFORMATION

07/13/20 14:50:32

Parcel ID

011 031 16 001 1 5

Legal Description

ADA 31064 INTL ARPT

BLK 18 LT 15

Site Address

6751 SOUTH AIRPARK PL

Tax District

003

Account Name

GLOBAL RIDES LLC

Mailing Address

ATTN: J L MCCARREY III
3301 C STREET SUITE 500
ANCHORAGE AK 99503 0000

| Tax Information | 2020 Tax Year | 2019 Tax Year |
|---|-----------------------|--|
| Value before Exemptions | 2,374,800 | 2,465,800 |
| Tax before Exemptions | 40,609.08 | 40,340.48 |
| Sr. Citizen/Disabled Veteran Exemption | (.00) (if applicable) | (.00) |
| Residential Exemption | (.00) (if applicable) | (.00) |
| Tax Credit | (.00) | (.00) |
| TAX NET OF EXEMPTIONS/CREDITS | 40,609.08 | 40,340.48 |
| First Half Tax Amount | 20,304.54 | Due July 15, 2020 See status below |
| Second Half Tax Amount | 20,304.54 | Due September 15, 2020 See status below |

**Mortgage Company
Requesting Tax
Information:**

SUBJECT PHOTOS



Northwest view from Cad Brady Drive and Raspberry Road



Northeast view from Raspberry Road



South side and main entrance



West side of building



South side of building office area



South side of building hangar from parking area

SUBJECT PHOTOS



View of building from tarmac



South view along west border fence



Aircraft parking area



Fuel oil tanks along east border (not included)



Aircraft hangar door



Heated concrete pad

SUBJECT PHOTOS



Interior of hangar



Typical 10' x 10' overhead door



Hangar break room



Passenger waiting area



Typical arctic entryway to tarmac



Men's restroom on first floor

SUBJECT PHOTOS



First floor office hallway



Typical first floor office



Hangar restroom with shower



South interior stairwell



Elevator



Second floor mechanical room

SUBJECT PHOTOS



Second floor HVAC room



Second floor vacant office area



Second floor reception area



Second floor restroom



Second floor kitchenette



Typical second floor office

SUBJECT PHOTOS



Second floor office



Second floor hallway



Another stairwell



First floor vehicle maintenance garage



Sprinkler riser



First floor electrical room

DISCLAIMER

The information contained herein was obtained from the owners, their representatives or public information sources. While Schilling Commercial Real Estate, LLC. believes the information presented herein is deemed reliable, it is not guaranteed and Schilling Commercial, LLC makes no representations for the materials being provided. The reader is hereby encouraged to verify all information presented in this package for accuracy. The reader is also encouraged to check with their CPA and or attorney for any tax liability or legal implications.



ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request 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 a consumer by a licensee providing specific assistance 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 a licensee regarding the physical condition of a property; and
- e. Timely accounting of all money and property received by a licensee.

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties **owed** by a licensee when representing a consumer include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally take actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to a consumer;
- d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- e. Not disclosing consumer 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 to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, _____ have read the information provided in this Alaska Real Estate
(print consumer's name(s))

Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We

understand that Paul L Schilling of Schilling Commercial Real Estate, LLC
(licensee name) (brokerage name)

will be working with me/us under the relationship(s) selected below.

(Initial)

_____ **Specific assistance without representation.**

X _____ **Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)

_____ **Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)

_____ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: _____ Signature: Paul L Schilling
(Licensee)

Date: _____ Signature: _____
(Consumer)

Date: _____ Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT