

**341 W TUDOR ROAD, ANCHORAGE**



## FOR LEASE



### Property Features

**Zoning:** I-1

**Full Service Leases**

### Available Suite Information

**Suite 201:** approx. 2,246sft

**Suite 207:** approx. 1,321sft

**Suite 209:** approx. 2,205sft (Available 5/1/23)

**Offered at:** \$2.10 psf

**CURT NADING, PRESIDENT**  
**CURT@CREALASKA.COM**

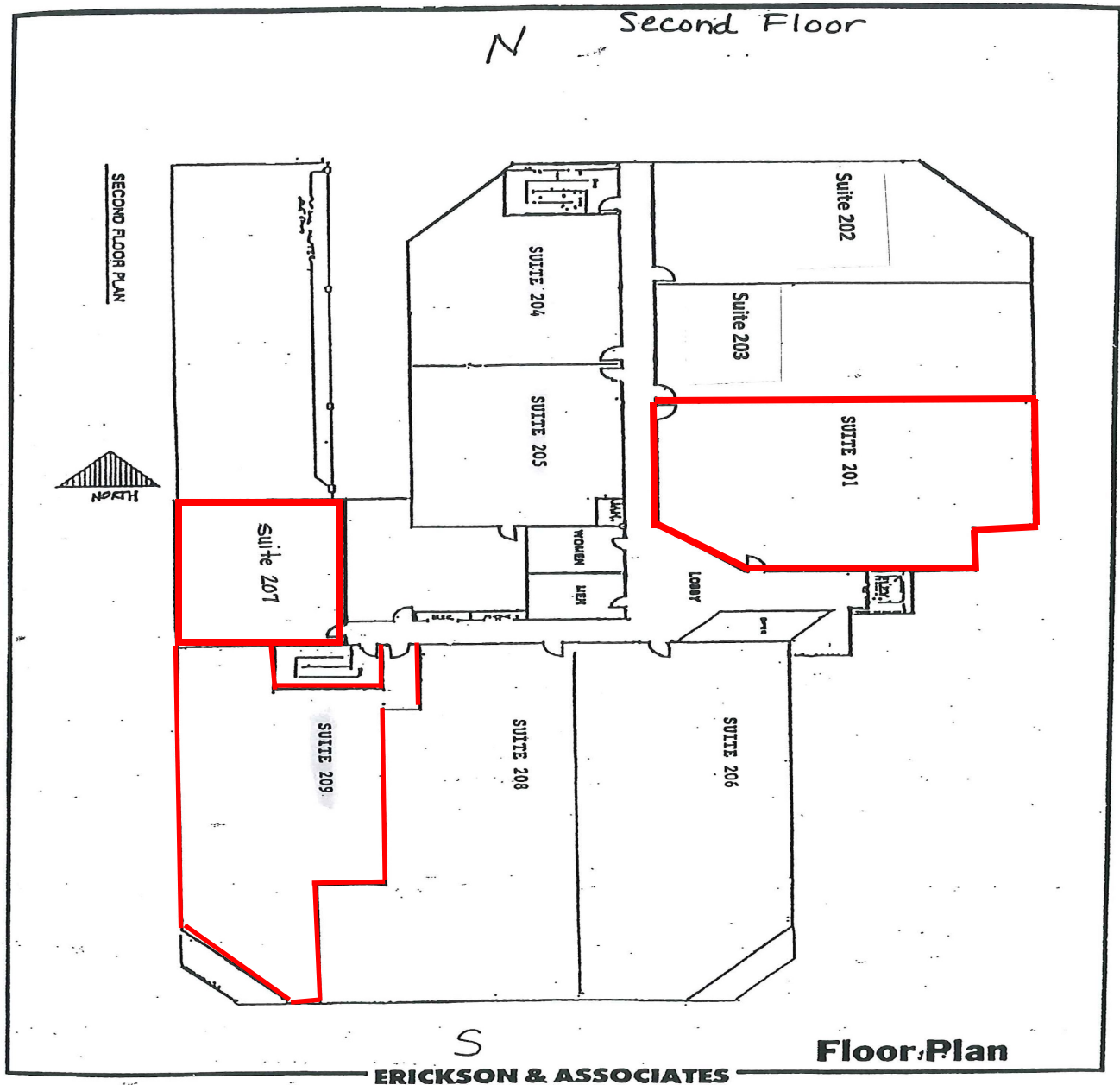
**SEASON BAKER**  
**SEASON@CREALASKA.COM**

**COMMERCIAL REAL ESTATE ALASKA**  
**341 W. TUDOR, SUITE 103, ANCHORAGE, AK 99503 |**  
**(907) 261-7302**



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## SECOND FLOOR



**CURT NADING, PRESIDENT**  
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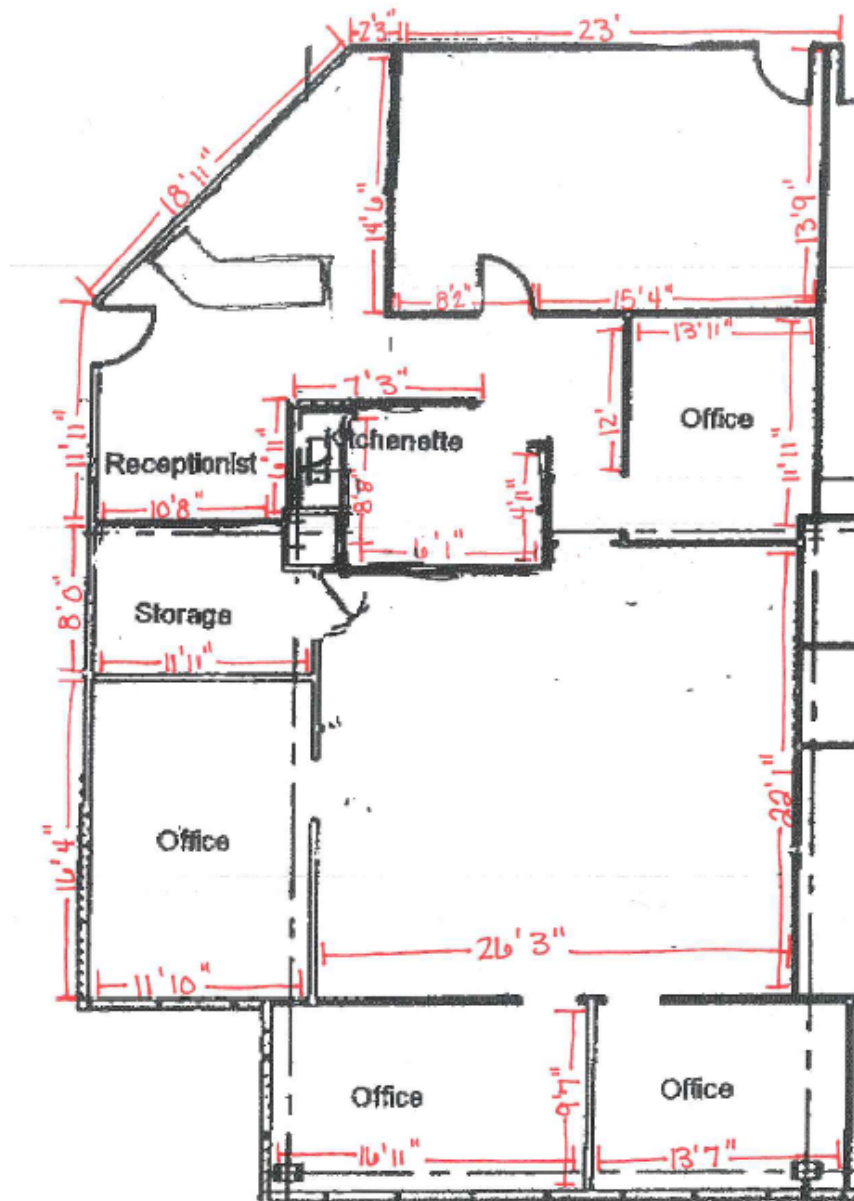
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## SUITE 201



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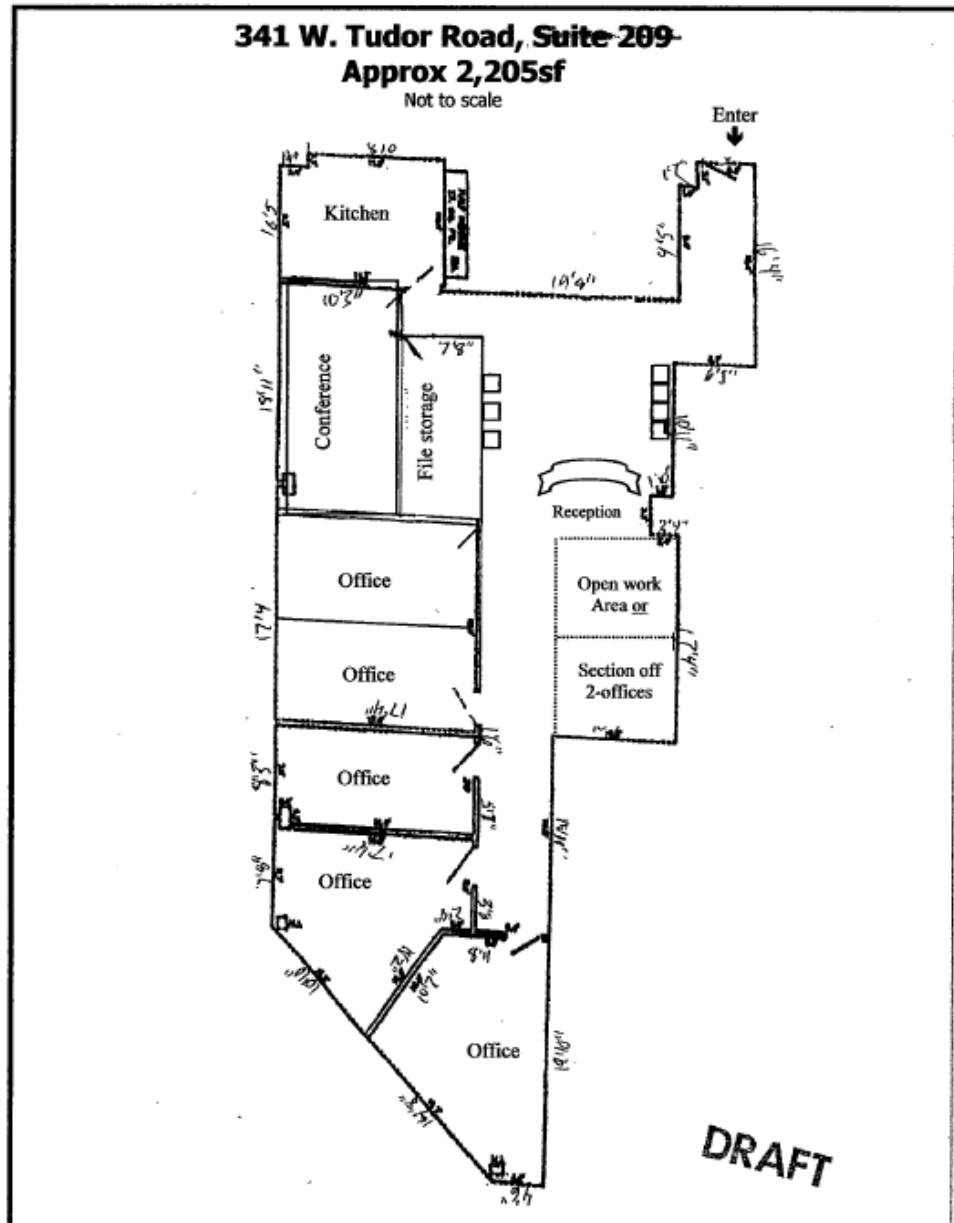
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## SUITE 209



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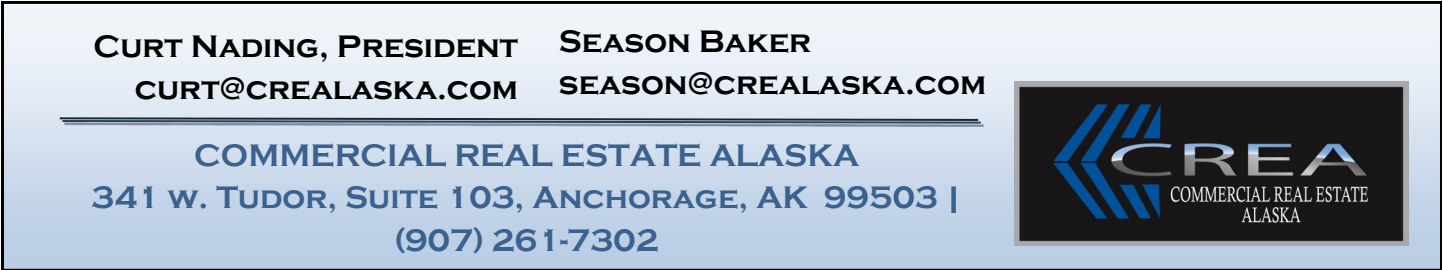
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# PARKING LOT





## ZONING: I-1

Chapter 21.04: Zoning Districts  
Sec.21.04.050 Industrial Districts

### 21.04.050 INDUSTRIAL DISTRICTS

#### A. General Purpose/Intent

The industrial zoning districts established in this section generally are intended to:

1. Create suitable environments for various types of industrial uses;
2. Reserve appropriately located areas for industrial purposes, and limit non-industrial uses that may erode the supply of industrial lands;
3. Provide adequate space to meet the needs of future industrial development, including off-street parking and loading;
4. Strengthen and diversify the municipality's economic industrial base and provide employment opportunities;
5. Minimize land use impacts of industrial development on abutting non-industrial districts; and
6. Protect stream corridors, wetlands, and other important natural resources from the adverse impacts of industrial development.

#### B. I-1: Light Industrial District

##### 1. Purpose

The I-1 district is intended primarily for public and private light and general manufacturing, processing, service, storage, wholesale, and distribution operations along with other uses that support and/or are compatible with industrial uses. Business-industrial parks and single-commodity bulk retail sales and building supply stores and services are allowed. Many commercial uses are also permitted and/or conditionally allowed, with some limitations on the more intensive customer retail, community service, and commercial employment establishments, to reduce land use and traffic conflicts, promote efficient use of industrial lands, and encourage the location of intensive commercial activities in commercial centers. This district is applied in areas designated as industrial/commercial by the comprehensive plan.

#### C. I-2: Heavy Industrial District

##### 1. Purpose

The I-2 district is intended primarily as an industrial activity area and reserve for public and private heavy manufacturing, warehousing and distribution, equipment and materials storage, vehicle and equipment repair, major freight terminals, waste and salvage, resource extraction and processing, and other related uses. Some commercial uses, that support or are compatible with industrial uses, are also permitted or conditionally allowed. Non-industrial uses are more limited than in other districts, to prevent land use and traffic conflicts, retain a preserve of activities that is supportive of industrial establishments, and to maintain and protect the supply of industrial lands within the municipality. This district is applied to areas designated as industrial/industrial reserve by the comprehensive plan.

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## **DISCLAIMER**

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The recipient of these marketing materials agree that the Owner and Commercial Real Estate Alaska and their Licensee(s), shall not have any liability to the recipient of these marketing materials as a result of their use. It is understood that the recipient is expected to perform, and is responsible for, such due diligence investigations and inspections of the subject property, including investigations of any environmental conditions, as the recipient deems necessary or desirable and as permitted by agreement by the Owner.

By acceptance of these marketing materials, the recipient acknowledges and agrees to bear all risk for any inaccuracies or omissions and to hold Commercial Real Estate Alaska and their Licensee(s) harmless therefrom.

### **Tenant responsible to conduct own due diligence including suitability for intended purpose.**

a. Tenant is advised to research land use, building regulations, zoning, CC&R's, utility locations, code compliance, status of permits issued, availability and cost of insurance, the possible existence of mold or asbestos or radon or other substances/gases known to cause health issues, and any other issues which may affect the Property and/or the Tenant's intended use of the Property.

b. **TITLE 21 ZONING REWRITE EFFECTIVE 1/1/2014.** The Anchorage Assembly approved a comprehensive rewrite of Title 21, which took effect on January 1, 2014. The implementation of this rewrite may have resulted in material changes to the specific regulations and use restrictions that applied to the subject property prior to the rewrite implementation and it is your responsibility to research and confirm that the use you intend to put the property and the improvements associated therewith comply with all applicable codes and regulations pertaining thereto. Portions of the Title 21 Zoning regulations may be included in this marketing package for demonstration purposes, however, other portions of the Title 21 Zoning regulations not included may be applicable to the subject property as well. You are strongly encouraged to research the full applicability of current Title 21 Zoning regulations governing the subject property by contacting the Municipality of Anchorage Planning and Zoning Department (907) 343-7921, or online at [www.muni.org](http://www.muni.org). Copies of the current Title 21 can be found at <http://www.muni.org/Departments/OCPD/Planning/Projects/t21/Pages/Title21Rewrite.aspx>