

Commercial / Industrial Property

5.5 miles from downtown Sitka, Alaska

Section D - Block 4, Lots 4 & 8

Location: 4680-4690 Sawmill Creek Road

Size: 58,393 SF (1.5 acres)
Building 6,900 SF

Lease Rate: Suggested rate from \$0.36 to \$0.59 per square foot per year for land, plus building rent of \$12.00 SF per year. Incentives offered for job creation.

Zoned: Sawmill Cove special zone that allows waterfront and industrial uses.

Utilities: All utilities are adjacent to the property from the northwest side.

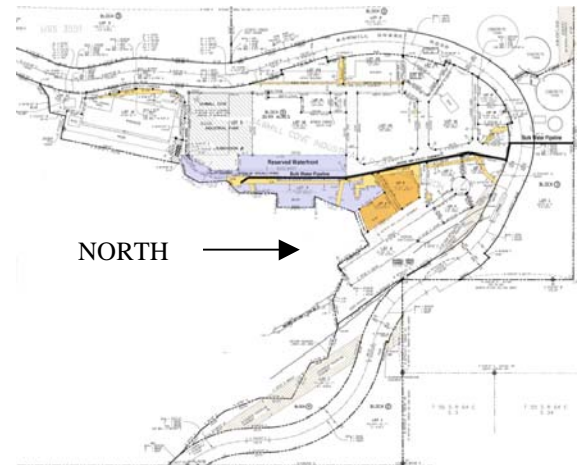
Characteristics: The northern portion is mostly covered by concrete slab. The southern portion has a level gravel pad. Lot 4 includes a 6,900 sq. ft. building that is nearly complete and has never been occupied.

Road Access: Access is through the main Park entrance and from the northern Park entrance.

Potential: This prime parcel has direct waterfront access across an easement. Additional tidelands may be leased for the right use. The lot is a great location for a marine related business. This is prime industrial/commercial property with deep-water ocean access.



Aerial photo of Block 4 Section D overlaid with the current plat. The Section includes Lots 4, and 8. Take the entire 1.5 acres of Section D or select a portion to suit your needs. With a long term lease or purchase, the property can be replatted.



Aerial view of Sawmill Cove Industrial Park

For more information, contact:
Sitka Economic Development Association
329 Harbor Drive, Suite 212
Sitka, AK 99835
Phone: 907-747-2660
www.sawmillcove.com www.sitka.net

Images of Section D, Block 4



View looking East (Lot 4) - 6,900 sq. ft. building



View looking South (Lot 8)

