

CITY OF KENAI

210 Fidalgo Avenue
907.283.8223 ph
907.283.3014 fax
www.kenai.city/airport
4.2021

AVAILABLE
LEASE LANDS



Kenai
Municipal Airport

YOUR COMMERCIAL AIR TRANSPORTATION GATEWAY TO THE KENAI PENINSULA & COOK INLET

Partner with us!

The Kenai Municipal Airport & City of Kenai
at the heart of the Cook Inlet oil and gas basin.

Now offering new industrial lease lots and development
incentives both on and off the Airport.

visit www.kenai.city/airport | 907.283.8223

Kenai Municipal Airport Available Lease Lands (On-Airport)

Kenai Peninsula Borough Parcel No. 04327034
Legal Description: Tract C-1, Gusty Subdivision
Acreage: 1.91
FY20 Annual Rent: \$3,528.16
Located in Runway Protection Zone, which prohibits construction of any permanent structures. Generally level lot in raw state. Perfect for yard storage.

1



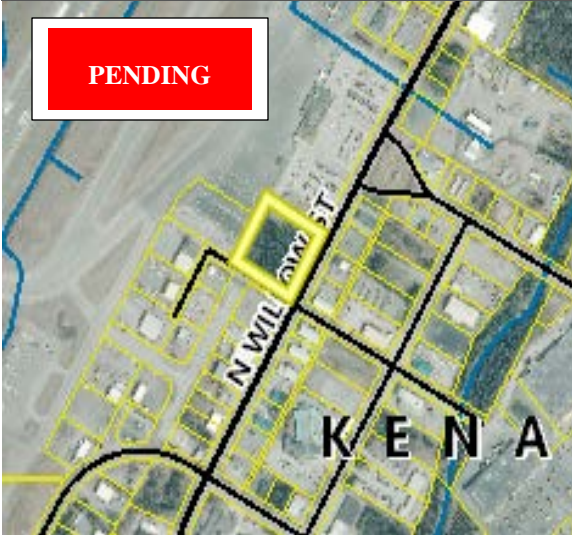
Kenai Peninsula Borough Parcel No. 04324026
Legal Description: Lot 9A, Block 5, GAA
Acreage: 1.07
FY20 Annual Rent: \$13,852.96
Cleared, gravel lot with apron and Main Street Road frontage. All public utilities available to lot.

2



Kenai Peninsula Borough Parcel No. 04324030
Legal Description: Tract A2, General Aviation No. 7
Acreage: 2.83
FY20 Annual Rent: Subject to Appraisal
Lot in raw state and requires subdivision and appraisal. Located near terminal with apron and Main Street Road frontage. All public utilities available to lot.

3



Kenai Peninsula Borough Parcel No. 04322008
Legal Description: Lot 8, Block 2, Cook Inlet Industrial Airpark
Acreage: 1.21
FY20 Annual Rent: \$15,584.08
Lot in raw state. Access from Trading Bay Road. All public utilities available to lot.

4



Kenai Peninsula Borough Parcel No. 04322020
Legal Description: Lot 3, Block 5, Cook Inlet Industrial Airpark
Acreage: .48
FY20 Annual Rent: \$5,921.92
Lot in raw state. Access from Airport Way. All public utilities available to lot.

5



Kenai Peninsula Borough Parcel No. 04322021
Legal Description: Lot 4, Block 5, Cook Inlet Industrial Airpark
Acreage: .48
FY20 Annual Rent: \$5,966.56
Lot in raw state. Access from Airport Way. All public utilities available to lot.

6



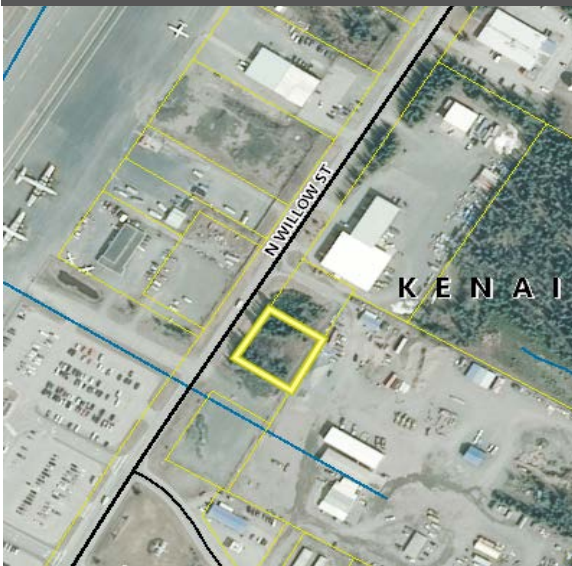
Kenai Peninsula Borough Parcel No. 04336004
Legal Description: Lot 2, Block 2 FBO Subdivision
Acreage: .51
FY20 Annual Rent: \$6,528.08
Lot in raw state. Access from N. Willow. All public utilities available to lot.

7



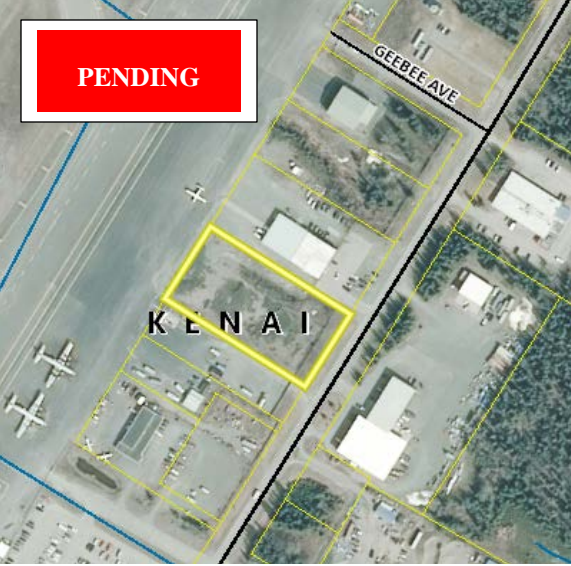
Kenai Peninsula Borough Parcel No. 04336003
Legal Description: Lot 1, Block 2 FBO Subdivision
Acreage: .53
FY20 Annual Rent: \$6,785.52
Lot in raw state. Access from N. Willow. All public utilities available to lot.

8



Kenai Peninsula Borough Parcel No. 04336049
Legal Description: Lot 5A, Block 1, FBO Subdivision
Acreage: 1.8
FY20 Annual Rent: \$6,360.24
Apron frontage, cleared lot with apron and N. Willow Access. All public utilities available to lot.

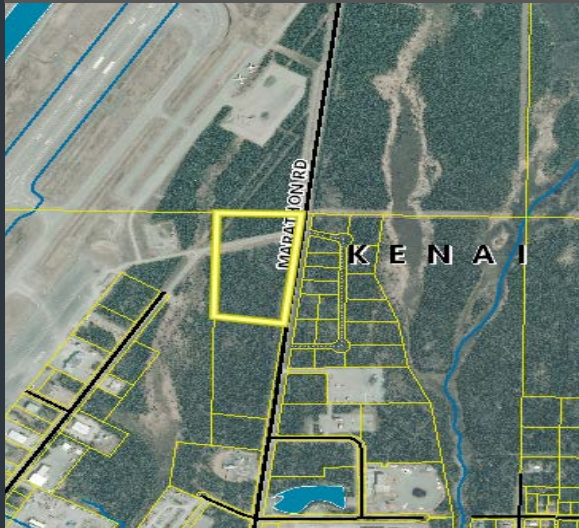
9



Kenai Municipal Airport Available Lease Lands (On-Airport)

Kenai Peninsula Borough Parcel No. 04501056
Legal Description: NW ¼ NW Sec. 33 W of Marathon Road
Acreage: 17.85
FY20 Annual Rent: Subject to Appraisal
Lot in raw state, heavily treed and requires subdivision. Access from N. Willow and Marathon Road. All public utilities available to lot.

10



Kenai Peninsula Borough Parcel No. 04336036
Legal Description: Lot 3, FBO Subdivision No. 6
Acreage: 2.44
FY20 Annual Rent: \$18,022.32
Lot in raw state, heavily treed. All public utilities available to lot. Lot adjacent to Kenai Animal Control and across from Airport Operations. Access from N. Willow.

11



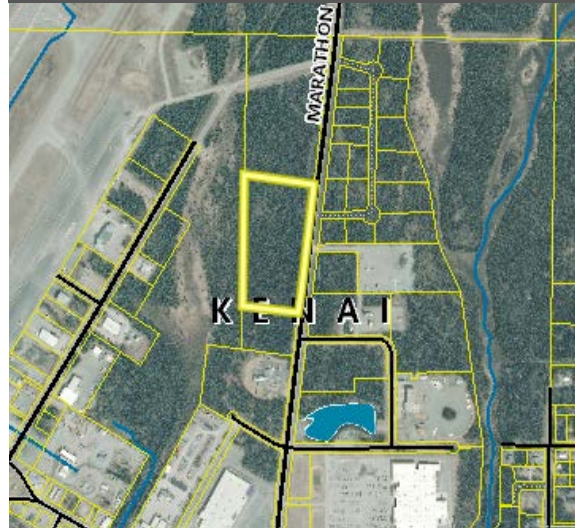
Kenai Peninsula Borough Parcel No. 04336043
Legal Description: Lot 5, FBO Subdivision
Acreage: 3.6
FY20 Annual Rent: Subject to Appraisal
Lot in raw state, heavily treed. All public utilities available to lot. Access from N. Willow.

12



Kenai Peninsula Borough Parcel No. 04501031
Legal Description: Tract A1, Baron Park 2007 Replat
Acreage: 13.12
FY20 Annual Rent: \$36,360.80
Lease entire lot or subdivided portion. Lot in raw state, heavily treed. All public utilities available to lot. Access from Marathon Road across from Industrial Park.

13



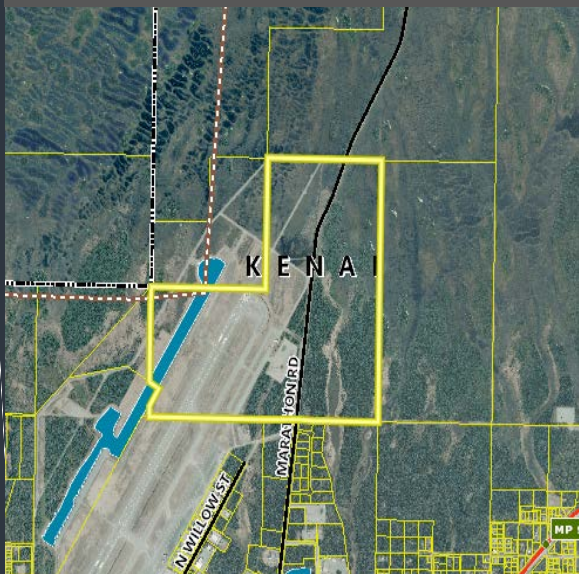
Kenai Peninsula Borough Parcel No. 04336034
Legal Description: Lot 1, FBO Subdivision
Acreage: 1.72
FY20 Annual Rent: \$12,721.68
Lot in raw state, heavily treed. All public utilities available to lot. Lot adjacent to Kenai Animal Control. Access from N. Willow.

14



Kenai Peninsula Borough Parcel No. 04101021
Legal Description: Portion of W ½ of Sec. 28 & SE ¼ of Section 29
Acreage: 478
FY20 Annual Rent: Subject to Appraisal
Requires subdivision. Lot in raw state. All public utilities available to lot. Apron access and access from Marathon Road.

15



Kenai Peninsula Borough Parcel No. 04101022
Legal Description: Portion of SW ¼, Section 29, Excluding Airport Float Plane Basin
Acreage: 37
FY20 Annual Rent: Subject to Appraisal
Requires subdivision. Lot in raw state.

16



Kenai Peninsula Borough Parcel No. 04318043
Legal Description: Portion of Tract A, Kenai Airport Float Plane Basin Replat
Acreage: 160.71
FY20 Annual Rent: Subject to Appraisal
Requires subdivision to exclude the Kenai float plane basin, which includes a 4,653-foot long and 250-foot wide water runway.

17



Kenai Peninsula Borough Parcel No. 04318044
Legal Description: Portion of Section 32, excluding Float Plane Basin and Apron
Acreage: 330
FY20 Annual Rent: Subject to Appraisal
Requires subdivision to exclude Airport apron.

18



Kenai Peninsula Borough Parcel No. 04336001
Legal Description: Tract A, FBO Subdivision
Acreage: 10.96
FY20 Annual Rent: Subject to Appraisal
Lease entire lot or subdivided portion. Cleared, gravel lot with buildings. All public utilities available to lot. Access from N Willow and Airport Way.

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Kenai Municipal Airport

YOUR COMMERCIAL AIR TRANSPORTATION GATEWAY TO THE KENAI PENINSULA & COOK INLET

The Kenai Municipal Airport is a full-service 49 CFR part 139 non-hub primary airport with two commuter airlines offering scheduled service to Anchorage seven days a week with 15-20 flights per day. Charter services are also available. The Automated Flight Service Station is open 24 hours a day, and a contract Air Traffic Control Tower is located on field. Credit card fuel pumps are available 24-hours a day for both wheeled and float aircraft in addition to aircraft maintenance and avionics shops. Two runways and a floatplane basin accommodate a variety of aircraft (7,855 x

x 150 foot wide grooved, asphalt runway; 2,000 foot long x 60 foot wide gravel runway; 4,600 foot x 252 foot wide water runway). Instrument landing system (ILS) to Runway 20R. Class I, Aircraft rescue and firefighting (ARFF) Index A with 24-hour fire response. The terminal includes a restaurant and lounge as well as car rental services and office space. Large and small lots, central location, and extensive aviation facilities and natural features nearby. New industrial lease lots are available for development as well as lots with access to the apron or Float Plane Basin.



LEASE BENEFITS

- LOW UP-FRONT COSTS
- UP TO 45-YEAR LEASE TERM
- LEASE CREDITS FOR SITE PREPARATION WORK
- PREDICTABLE ANNUAL RENT
- FAVORABLE DISPOSITION OF IMPROVEMENTS
- SIGNATORY LANDING FEES
- PREDETERMINED CONDITIONS FOR EXTENSION AND RENEWAL

The best leasing environment on the Kenai Peninsula

PARTNER WITH US!

In 1963, the FAA transferred ownership of nearly 2,000 acres of land to the City of Kenai. Most of the land is located in the core business area of Kenai surrounding the Kenai Airport, and the sale of some of these lands formed the basis for economic development in Kenai. In 2018, The City revised its land leasing program to encourage growth and development of lands by simplifying and streamlining processes to make the Kenai Municipal Airport and surrounding properties the best leasing environment of all the airports on the Kenai Peninsula.

THE CITY OF KENAI

The City of Kenai is an All-America City located on the Kenai Peninsula where the Kenai River meets Cook Inlet. Kenai is the heart of activity on the Kenai Peninsula with industries that include oil, natural gas, commercial fishing, and tourism.

VIEW AVAILABLE LEASE LOTS ONLINE!

kenai.maps.arcgis.com



Multiple lots available perfect for:

- Retail, service, and office space
- Warehouse, production, and manufacturing facilities
- Aircraft transportation, aviation, and marine-related services
- A variety of other services including: education, health, legal, tourism, and non-profit
- General aviation, air taxi, air cargo, aircraft parking, rental, hangars, fueling, aviation service providers

Off-Airport Lease Opportunities

KENAI AIRPORT INDUSTRIAL PARK

Demand for land along Marathon Road is growing for industrial users as industrial land in the Kenai Commercial Core is diminishing. Kenai Industrial Subdivision and Commercial Loop was improved with a gravel roadbed and public water and sewer in 2013. 1/4 mile from the Kenai Municipal Airport.



VACANT COMMERCIAL & INDUSTRIAL LANDS

Contact the City of Kenai for additional information on vacant commercial & industrial lands near the Kenai Airport.





City of Kenai Land Lease Application

Application for: ☐ New Lease
☐ Amendment ☐ Extension
☐ Assignment ☐ Renewal

Application Date:

Applicant Information

Name of Applicant:						
Mailing Address:		City:		State:		Zip Code:
Phone Number(s):	Home Phone:		Work/ Message Phone:			
E-mail: (Optional)						
Name to Appear on Lease:						
Mailing Address:		City:		State:		Zip Code:
Phone Number(s):	Home Phone:		Work/ Message Phone:			
E-mail: (Optional)						
Type of Applicant:	<input type="checkbox"/> Individual (at least 18 years of age) <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Government <input type="checkbox"/> Limited Liability Company (LLC) <input type="checkbox"/> Other					

Property Information and Term Requested

Legal description of property (or, if subdivision is required, a brief description of property):	
Does the property require subdivision? (if Yes, answer next questions)	<input type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision costs are the responsibility of the applicant unless the City Council determines a subdivision serves other City purposes:	
1. Do you believe the proposed subdivision would serve other City purposes?	<input type="checkbox"/> YES <input type="checkbox"/> NO
2. If determined it does not, applicant is responsible for all subdivision costs.	Initials _____
If an appraisal is required to determine the minimum price on the land, applicant is responsible for the deposit to cover costs associated with appraisal. If a sale is approved, the cost of the appraisal will be either refunded or credited to the applicant.	Initials _____
It is the responsibility of the applicant to cover recording costs associated with lease.	Initials _____
Do you have or have you ever had a Lease with the City? (if Yes, answer next question)	<input type="checkbox"/> YES <input type="checkbox"/> NO
1. Legal or brief description of property leased:	
Request a Lease with an Option to Purchase once development requirements are met?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Requested term for Initial Lease or Renewal (based on Term Table, not to exceed 45 years):	
Requested term for Lease Extension (based on Term Table, not to exceed a total of 45 Years):	
Requested Starting Date:	

Proposed Use and Improvements

Proposed Use (check one):	<input type="checkbox"/> Aeronautical	<input type="checkbox"/> Non-Aeronautical
Do you plan to construct new or additional improvements? (if Yes, answer next five questions)		
<input type="checkbox"/> YES <input type="checkbox"/> NO		
1. Will the improvement change or alter the use under an existing lease?		
<input type="checkbox"/> YES <input type="checkbox"/> NO		
2. What is the proposed use of the improvement?		
3. What is the estimated value of the improvement?		
4. What is the nature and type of improvement?		
5. What are the dates construction is estimated to commence and be completed?		
(generally, construction must be completed within two years)		
Estimated Start Date: Estimated Completion Date:		
Describe the proposed business or activity intended:		
How does the proposed lease support a thriving business, residential, recreational, or cultural community?		
Lease Assignment Only: What is the name of the individual or legal entity the lease is to be assigned?		

Lease Renewal Only

<input type="checkbox"/> Renewal of an Existing Lease (at least one year of term remaining): Requires new development.			
Lease Term based on: Estimated cost of new improvements and <input type="checkbox"/> Purchase Price (optional)			
<input type="checkbox"/> Renewal of an Expiring Lease (less than one year of term remaining): Does not require new development.			
Lease Term based on: <input type="checkbox"/> Purchase Price <input type="checkbox"/> Professional Estimate of Remaining Useful Life			
<input type="checkbox"/> Fair Market Value appraisal and/or <input type="checkbox"/> Estimated cost of new improvements (optional)			
Requested Term for Renewal Based on Term Table, not to exceed 45 Years:			
Submitting an application for a lease does not give the applicant a right to lease or use the land requested in the application. The application shall expire twelve (12) months after the date the application has been made if the City and the applicant have not, by that time, entered into a lease, unless the City Council for good cause grants an extension for a period not to exceed six (6) months. The City has no obligation to amend, renew or extend a lease and may decline to do so upon making specific findings as to why a lease renewal, extension, or amendment is not in the best interest of the City			
Signature:		Date:	
Print Name:		Title:	
For City Use Only:		Date Application Fee Received:	
<input type="checkbox"/> General Fund <input type="checkbox"/> Airport Reserve Land		Date Application Determined Complete:	
<input type="checkbox"/> Airport Fund <input type="checkbox"/> Outside Airport Reserve		30-Day Notice Publication Date:	
Account Number:		City Council Action/Resolution:	

Your Commercial Air Transportation Gateway to the Kenai Peninsula & Cook Inlet!

AVAILABLE
LEASE LANDS

FREQUENTLY ASKED QUESTIONS

Q: DOES LAND HAVE TO BE LEASED OR CAN IT BE PURCHASED?

A: City-owned land within the Airport Reserve cannot be purchased.

Q: HOW DO I APPLY FOR A LEASE?

A: Applicants must be at least 18 years of age, a legal entity authorized to conduct business in Alaska, or acting on behalf of such an entity. Applicants must complete an Application Form and pay a non-refundable application fee of \$100.

Q: HOW LONG DOES IT TAKE FOR A LEASE APPLICATION TO BE APPROVED?

A: The typical lease application review process takes 60-90 days.

Q: HOW IS THE LENGTH OF LEASE DETERMINED?

A: The length of term for an initial lease is based on the amount of investment the applicant proposes to make in the construction of new permanent improvements on the premises according to the term table: kenai.municipal.codes/KMC/21.10.080

Q: HOW IS THE ANNUAL RENT DETERMINED?

A: Annual rent is determined at 8% of the fair market value appraisal of the land, excluding improvements, and annual rents for each parcel are published in the City's schedule of fees. Rent is adjusted annually based on the rate of inflation determined by the Consumer Price Index (CPI). Every ten years, the City conducts an Airport Market Analysis to determine whether a market adjustment is necessary.

Q: HOW DO DEVELOPMENT INCENTIVES WORK?

A: The City offers temporary development incentives to encourage investment in the form of a credit applied toward rent for a maximum of five years. The credit may only include the value of site preparation work on the leased premises to include clearing and grubbing, unclassified excavation, classified fill and back fill, a crushed aggregate base course, and utility extensions. A request for the credit will need to be accepted and approved by the City prior to any work being performed.

kenai.municipal.codes/KMC/21.10.100

For a complete list of FAQ's see: Kenai Municipal Airport Land Lease Within the Airport Reserve Frequently Asked Questions

