



www.hangartrader.com

Ad Number : 15127

Hangar for Sale, Hangar near Corpus Christi & Port Aransas

\$395000.00

3141 FM 3512, TX, USA - 78336

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Width 100' Depth 75' Height 15' door opening

Description:

****NOTE:** There is currently a month-to-month tenant (airplane mechanic) who would like to stay and do a longer-term lease, if this is any incentive for ownership. ******

Hangar 5 is 7500 SF (+214 SF upstairs) built around 2006 at McCampbell-Porter Airport, Ingleside TX, KTFP. Less than a 5-minute drive from the Waterfront, Ingleside, and Aransas Pass (the gateway to Port Aransas), it's also under 10 minutes to Portland (Cheniere, Exxon, Voestalpine, et al), and around 20 minutes to Downtown Corpus Christi, the Port and North Beach, Rockport, and Sinton (home of Steel Dynamics). This insulated and reinforced I-beam-frame metal hangar is hurricane-rated to 130 mph, and includes 1.25" steel pins to secure bi-fold doors. It features a large 60x18' front Schweiss bi-fold door for open vertical clearance of just over 15', and 2x Schweiss bi-fold doors at 43x18' each along the rear. The downstairs office has wood laminate flooring, a window unit, and full bathroom w/shower. Above this is a ~214 SF room w/window unit, for second office, storage, etc. The hangar also has LED lighting, 2x pedestrian exterior doors, a utility sink, and storage closet.