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Ad Number : 15446

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Hangar for Sale, ±36,229 SF Aircraft Hangar Facility For
Sale - UNDER CONTRACT

katrin.gist@cbre.com

\$14000000.00

8100 15th Street East, FL, USA



Description:

UNDER CONTRACT

CBRE is pleased to present a state-of-the-art ±36,229 SF hangar and office facility including its own 20,000 gallon fuel farm for sale at the Sarasota Bradenton Airport. Located on the east side of the airport, this facility includes a ±24,765 SF hangar bay that can accommodate up to Boeing 737 sized aircraft. In 2019, the facility underwent an extensive hangar space expansion and renovation of the office space. The second floor of the facility includes eight executive offices, a large conference room and open work-station area, a private executive kitchenette area, and private restrooms. This opportunity is a rare find in the increasingly in demand Florida hangar market, and would be an excellent fit for a private flight department, FBO, MRO, aircraft service center, or other aviation-related businesses.

- ±36,229 SF facility on 3.75 acre site
- ±24,765 SF hangar bay
- ±11,464 SF office space on two floors
- ±24,000 SF concrete apron
- Hangar door: 125' width x 44' height
- Ground lease term through 3/31/2035 with renewal options through 3/31/2045
- 20,000 gallon above-ground fuel farm onsite
- Current fuel provider is World Fuel
- Advanced fire suppression system including foam suppression, overhead sprinkler system, and a fire pump room

- RE Fire Suppression System: Group One Hangar with most advanced classification of fire suppression system; No above ground water tanks were needed (minimizing maintenance and maximizing available space in Fire Pump Room and Hangar)
- Recent renovations of the office space, landscaping, and parking lot
- Government tenant currently leases 4,328 SF of office space on the first floor
- Largest private hangar facility including the tallest hangar door at the airport
- Excellent location with direct runway access