



www.hangartrader.com

Ad Number : 16536

Contact : Cristi Cola

Hangar for Sale or Rent, PRIVATE HANGARS

\$1.00

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Width 45 Depth 45 Height 16

Description:

THIS IS A PILOT OR REAL ESTATE INVESTOR'S DREAM OPPORTUNITY! Build to suit hangars are coming to Brooksville-Tampa Bay Regional Airport (KBKV)! This once in a lifetime opportunity to obtain an executive, private hangar within the greater Tampa Bay Area. Bluewater Aviation is proud to present **The Hangars at BKV, an exclusive community of private hangars customized for the ultimate aviation enthusiasts.** These private hangars precede a future FBO facility which will include 100LL and Jet A fueling services. The property is conveniently located off of the Veterans Expressway (State Road 589) which allows for fast and hassle-free access to the surrounding areas. KBKV offers unique amenities which include a 7,000 ft and a 4,200 ft runway with precision and non-precision approaches supported by a control tower, as locals know it's a real bonus that the land is 75 feet above sea level (NO STORM SURGE).

Listing sizes:

1. 45' x 45' hangars
2. 90' x 45' hangar *
3. 54' x 50' hangars
4. 108' x 50' hangar*

**available by unifying two tandem units*

5. 100' x 120' hangar
6. 120' x 160' hangar

****Call for pricing. Since the airfield can support BBJs, Globals and Gulfstreams we're confident we can service anyone in aviation no matter their size.***

Future development plans include a limited number of large hangars, call today to see if we can be home to your next aviation facility for your flight department, MRO or even a passenger friendly custom facility!

THE HANGARS:

- Terms include a forty (40) year land lease (started Sept 2023) with two (2) five (5) year extension options.
- We've secured a true FBO lease including fuel rights as part of our 12 acre parcel of developable land.
- Multiple hangar sizes are included in our initial offering 45' x 45', 54' x 50', 100' x 120', 160 x 120 hangars. Tandem hangars may be

unified to make an oversized private hangar.

- Each hangar will feature its own private bathroom with a full shower, a shop sink and washer/dryer hookups.
- 220V Electric (individual utility meters for water and electricity are not included in CAM).
- Bi-fold hydraulic hangar doors.
- Personnel doors for convenience and increased ventilation.
- AOA secure access.
- Convenient taxiway ingress and egress to both runways at KBKV.
- Ability to re-sell the hangar after an initial 5-year lock-up*.
- 16' door heights.
- Insulated ceilings and sidewalls; skylights and LED lighting.
- Enhancements and amenities are customizable with our build to suit options, owners will have the ability to personalize the finishing details and truly make it their own.

THE AIRPORT:

- Easy access to downtown Tampa via State Road 589 / Veterans Expressway, a low congestion traffic route with speeds of 70 MPH and no stoplights!
- BKV provides a much quieter airspace than TPA or PIE with a staffed control tower.
- Two runways with precision and non-precision approaches that are 7,000' and 4,200' long! One was just freshly paved in 2022.
- Full, modern ARFF (Aircraft Rescue and Fire Fighting) operation.
- NO THREAT OF STORM SURGE!