



www.hangartrader.com

Ad Number : 16652

Hangar for Sale, Hangar for Sale

\$1152000.00

4160-4170 Aviation Dr, - 93637

Contact : ReMax Commercial

559-246-0000

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Description:

Expansive Hangar Dimensions: Each hangar presents an impressive footprint of 120x120 feet, totaling 14,400 square feet of versatile space, designed to accommodate a wide range of aviation needs and ensuring ample room for your aircraft and related operations. Please note fuel tank is available for integration with either hangar, accompanied by an EPA certification.

Optimized Door Sizes for Various Aircraft:

Hangar 4160 features a substantial door measuring 20 feet in height and 80 feet in width, ensuring effortless access and maneuverability for a diverse array of aircraft.

Hangar 4170 surpasses expectations with an even more spacious door, reaching dimensions of 23x80 feet, catering to larger aircraft or specialized aviation operations.

Strategic Location: Positioned conveniently off the Ave 17 exit on Highway 99, these hangars offer unparalleled accessibility. The proximity to the new casino enhances the location's appeal, ensuring a blend of convenience and prestige.

Secure and Favorable Lease Terms: Benefit from the security of a ground lease with Madera County, paired with the promise of a new 30-year lease, offering long-term stability and peace of mind for your aviation endeavors.

Enhanced Fueling Solutions: A 12,000-gallon fuel tank is available for integration with either hangar, accompanied by an EPA certification. This premium feature ensures a streamlined and environmentally compliant fueling process, adding a layer of convenience and operational excellence to your aviation infrastructure.

Comprehensive Amenities: Each hangar is equipped with a dedicated restroom and a pilot office, providing added convenience and comfort for your crew and operations, ensuring that your aviation needs are met with superior functionality and efficiency.

This is more than an investment in real estate; it's an investment in the future of your aviation presence. With their prime location, extensive space, and tailored amenities, these hangars represent a pinnacle offering in the realm of

commercial aviation. Don't let this unparalleled opportunity fly by – secure your own hangar at Madera Municipal Airport today. Hanger at 1460 Aviation is priced at \$1,152,000 and Hanger at 1470 Aviation Dr is priced at \$1,224,000.