



www.hangartrader.com

Ad Number : 17325

Hangar for Sale, North Texas Hangar For Sale

\$489000.00

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Width 60 Depth 80 Height 17

Description:

2023 Construction: Brand New Hangar Facility at Bridgeport Municipal Airport (KXBP)

4,800 SF building footprint (60' wide x 80' deep)

1st Floor: full bath, walk-in closet with built in shelving, and stainless steel utility sink

2nd Floor: 960 SF pilot's lounge, office, and pilot's quarters full bath, and walk in closet with built in shelving

- 50' x 17' Schweiss bi-fold door with nylon straps
- Hangar is fully encapsulated with 1.5 inch closed cell foam insulation
- Interior finish-out is separately insulated with 4 inches of open cell foam
- Extreme high-efficiency Mitsubishi mini-split HVAC systems in offices/pilot's lounge with independent remotes for each room
- Commercial grade wiring with 100% LED lighting
- City water and sewer
- One inch thick argon gas filled glass windows for increased efficiency
- Manufacturer's warranty on building products and equipment

Airport ground lease with the City of Bridgeport through October 24, 2052

Direct access to the paved, lighted runway 18/36, dimensions 5,005' x 75'

RNAV (GPS); VOR/DME approach runway 18

Bridgeport Municipal Airport is located about 42 miles northwest of Fort Worth, Texas