



www.hangartrader.com

Ad Number : 5538

Hangar for Sale, Brand New Executive Hangar for Sale in
Houston

\$0.00

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Width 100 Depth 100 Height 28.5

Description:

This is a rare opportunity to own a brand new executive hangar facility in Houston, Texas at Ellington Airport; it is under construction with completion scheduled for September 2018.

Ellington Airport is conveniently located near the intersection of Sam Houston Tollway and Interstate 45 in southeast Houston. In 1984, the airport was acquired by the City of Houston and now supports the operations of the United States military, NASA, and a variety of general aviation tenants. Ellington is home to the annual Wings Over Houston Airshow and is also where many astronauts from the world-renowned Johnson Space Center receive their ongoing space training.

FACILITY DIMENSIONS

- Hangar: 100' x 100' (10,000 SF)
- 1st Floor Pilots Lounge: 1,450 SF
- 2nd Floor Pilot Quarters: 1,450 SF
- TOTAL HANGAR COMPLEX: 12,900 SF

FACILITY AMENITIES

- Hangar door opening: 80'6" wide with a 28'5" tail clear height
- Motorized stacking hangar doors
- Steel structure with tongue-and-groove exterior wall panels
- LED lighting
- Insulated
- 480V 3- phase electric
- Epoxy floors
- 1st Floor: office/pilot's quarters, reception, pilot's lounge, kitchen/bar, men's & women's restrooms, full bath, and laundry
- 2nd Floor: office/pilot's quarters, conference room/pilot's lounge, full bath, balcony overlooking hangar
- Custom hangar entertainment bar with summer kitchen

- Outdoor wading pool
- Outdoor kitchen with palm trees
- Convenient access to the hangar from the airport entrance
- Direct runway access via Taxiway Kilo
- Parking along road and at the hangar for 15-20 cars
- Adjacent to the recently opened Lone Star Flight Museum

GROUND LEASE

- Long-term ground lease with the City of Houston, Texas
- 1.134 acre tract of land (49,377 SF)
- Annual ground rent to the City: \$20,460.12 (\$0.41 PSF/Year)
- Ground lease term: approximately 35 years remaining

AIRPORT DATA

- Ellington Airport (KEFD): FAR Part 139 Class IV Airport
- 24-Hour air traffic control tower
- ARFF Index A (Fire Station)
- Approaches: TACAN, DME, ILS
- FBO: Signature Flight Support, Full Service 100LL/JET-A

RUNWAYS:

- 17R/35L is 9,001 feet by 150 feet ILS Cat 1
- 4/22 is 8,001 feet by 150 feet ILS Cat 1
- 17L/35R is 4,609 feet by 75 feet GA

Hangar facility description is based on the conceptual build-out drawings which are subject to change; developer/seller will not customize the layout or interior finishes to buyers' specifications.