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Ad Number : 5547

Hangar for Sale or Rent, Maintenance Hangar at KCPT

\$0.00

1650 Airport Dr.,

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**Description:**

12,000 SF Maintenance Hangar at Cleburne Regional Airport (KCPT)

1650 Airport Drive, Hangar 98  
Cleburne Regional Airport  
Cleburne, Texas 76033

- 12,000 SF hangar/office facility built in 1988
- Hangar Bay: 126' wide x 76' deep
- Hangar door opening: 124' wide x 24' tail clear height
- Downstairs: 3,000 SF of shell office space: executive offices, conference room, break room, parts room, and restrooms
- Upstairs: 2,736 SF of shell unfinished office and shop space, break room, and office space
- New concrete aircraft parking apron
- Facility equipped with aircraft painting ventilation system, three-phase electric, air compressors, backup generators, and explosion-proof lighting
- Facility located within the secured gated portion of Cleburne Regional Airport
- Leasehold sale price: \$595,000
- Lease rate \$6,500 per month

Leasehold Property: This hangar is located on a long-term ground lease property with the City of Cleburne.

- 20-year ground lease with one 10-year option
- Ground lease term is through October 2041
- Ground lease is 12,109 SF at a rate of \$0.11 per square foot (\$1,331.99 per month)
- Ground rent is currently exempt in exchange for recent improvements made by the former lessee

Visit our website for additional photos and a full brochure.