



www.hangartrader.com

Ad Number : 5548

Hangar for Sale, Executive Hangar for Sale at KHOU

\$0.00

8484 W. Monroe Rd.,

Contact : [ryan@airspacetexas.com](mailto:ryan@airspacetexas.com)

6822253262

[ryan@airspacetexas.com](mailto:ryan@airspacetexas.com)



Width 130 Depth 110 Height 28

#### Description:

Leasehold Purchase Offering

This is a rare opportunity to purchase the leasehold interest in a corporate hangar facility at KHOU!

#### FACILITY DIMENSIONS:

- Hangar Space: 130' wide x 110' deep (14,300 SF)
- Hangar Door Opening: 116' wide X 28' tail clear height
- Office Space: 3,726 SF
- Shop Space: 1,280 SF
- Total Facility: 19,306 Square Feet
- Concrete Aircraft Apron: 23,452 SF
- Total Lease Site: 2.177 acres (94,855 SF)

#### FUEL FARM:

- Two 10,000-gallon JET-A fuel tanks with PRIST
- Veeder-Root TLS-350 automatic fuel tank gauge
- Permitted self-fueling of owned, leased, or managed aircraft and Part 135 aircraft

#### FACILITY AMENITIES:

- Beautifully landscaped roadside entrance with 45 auto parking spaces (20 covered parking spaces)
- Lobby, conference room, and four private offices
- Break room/kitchen, restrooms, shower
- Pilot's lounge and pilot's briefing room
- Motorized sliding hangar door: 116' wide x 28' tail height
- Back-up generator – operates facility systems during power failure
- High bay lighting, fully insulated hangar, 480V 3-phase electric
- Convenient security-gated access from the road side
- Direct air-side taxiway/runway access

- Air compressor and compressed air lines throughout hangar
- Facility equipped with a fire sprinkler system

POTENTIAL FACILITY USES:

- FAR Part 135 aircraft charter
- Aircraft sales and leasing
- Aircraft maintenance
- Corporate flight department

AIRPORT DATA:

- William P. Hobby Airport (KHOU)
- Air Traffic Control Tower (24 Hours)
- U.S. Customs (24 Hours)
- Approaches: ILS, RNAV (GPS), NDB
- Automated Weather (ASOS)
- Class B Airspace
- Runways 04/22, 13R/31L, 17/35, 13L/31R
- Longest Runway 7,602'
- Airframe & Powerplant Services
- Five Full Service FBOs
- 24-hour/365-day full-service 100LL & JET-A
- ARFF station on field

GROUND LEASE:

- Ground Lease with the City of Houston, Texas (94,855 SF)
- Ground Lease term through January 31, 2029 (including options)

Additional photos and a full brochure are available on the AirSpace website.