



[www.hangartrader.com](http://www.hangartrader.com)

Ad Number : 5549

Hangar for Sale or Rent, Maintenance Hangar at KGYI

\$0.00

3743 Airport Dr.,

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#### Description:

Located off Interstate 75 in the Sherman/Denison area just north of the DFW Metroplex and just south of Lake Texoma. Foreign trade zone with triple-freeport exemptions available.

- Lease rate \$8,500/mo [\$6.62 psf (NNN)]
- Call for purchase price

#### FACILITY DIMENSIONS:

- Hangar Space: 81' X 93' (7,500 SF)
- Office Space: 3,950 SF
- Shop Space: 3,950 SF
- Upstairs Storage: 7,900 SF
- Total Facility: 15,400 SF (140' x 103')

#### FACILITY AMENITIES:

- Hangar door opening is 90' wide X 19'6" tail height clearance
- Motorized sliding hangar doors
- Offices, lobby, conference rooms, breakroom, restrooms with shower
- Recently remodeled, climate-controlled office and shop space
- Upstairs aircraft parts storage area
- High bay lighting, insulated hangar
- 480V, three-phase electric
- Large concrete aircraft parking apron
- Stand-alone facility located adjacent to the FBO on the east side of the airport about midfield

#### FACILITY USES:

- MRO shop
- Aircraft maintenance
- Interior shop

- Aviation-related manufacturing
- Avionics facility
- Aircraft sales
- Flight training
- Government
- Aviation college

GROUND LEASE:

- Property is located on a long-term ground lease with Grayson County, Texas
- 1.344-acre tract of land (58,532 SF)
- Ground lease term through January 31, 2042
- Monthly ground rental rate: \$1,027.27

AIRPORT DATA:

- North Texas Regional Airport (KGYI)
- Air Traffic Control Tower (7 AM – 7 PM)
- Approaches: ILS, RNAV (GPS), VOR/DME-A
- Automated Weather Observing System (AWOS)
- Non-congested Class D Airspace
- FBO: Lake Texoma Jet Center
- Full Service 100LL and JET-A
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- RUNWAYS:
- 17L/35R: 9,000 feet X 150 feet
- 13/31: 2,277 feet by 60 feet

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