



www.hangartrader.com

Ad Number : 6338

Hangar for Sale, HANGER FOR SALE LV

\$517000.00

2730 Airport Drive ,

Contact : Mona Orkoulas

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Width 68 Depth 79

Description:

Largest hanger available on airport

5440 SQ FT

60 ft aircraft door

20 ft entry height for tail

12 ft vehicle door

2 man doors

Excellent location, minimal sun exposure, runway facing with short taxi

15 years remaining on 40 year lease

\$400 monthly ground lease

Independent utilities (gas and electric)

Water paid by county

Fully sealed roof and walls

800 SF office/ pilot lounge

Post tension floor in excellent condition

No cracks, no defects, no spalling,

Epoxy floor

Fully insulated

Fire sprinklers throughout

New Fire Suppression valves/inspected Dec 2018

HVAC/Environmental

Commercial Stainless Steel Evaporative Coolers (rebuilt 2017)

Independently controlled oversized exhaust fans with diverters

Complete Positive and Negative pressure control of building

Full air exchange in under 6 minutes

Effective fuel, vapor, and solvent control

24 ft High-performance ceiling fan (Big Ass fan)

Propane hangar heating

Metal halide lighting

Backup motion-sensing internal lighting

Security motion sensing external lighting

Building alarm with cellular backup

New 5 ton air conditioning/ heating unit for office/lounge

Fully compliant pallet racks for storage

Moveable Industrial curtains over pallet racks and aircraft door.

Office / Lounge

Full office and flight lounge

Independently insulated

Cellular repeater for complete internal coverage.

Entertainment center with surround sound

Electric 72 inch retractable screen

Full bathroom with shower, excellent water pressure

Electric, tankless hot water.

Full size washer and dryer

Gas, cable, multiple phone lines, internet

200 amp, three-phase electrical service

220 plug for electric vehicles or other use

Wooden laminate flooring over epoxy.

Security

Fully alarmed

Formidable physical security (will discuss at site visit)

Multiple backup systems in place

High strength, insulated vehicle door with remote

High strength, reinforced steel man doors