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Ad Number : 6444

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Hangar for Sale, FBO and Hangar Development Parcel  
For Sale at Waterbury-Oxford Airport

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\$4500000.00



#### Description:

CBRE is pleased to offer this exceptional opportunity to build a world class FBO and/or hangar development in the high-demand and exclusive tristate hangar facility market. The Waterbury-Oxford Airport is located within driving distance, or an approximately 5-minute flight from the Westchester County Airport in White Plains, New York, one of the most sought-after and expensive corporate airports in the United States. The leasehold owner has spent significant time and resources to get this parcel shovel ready, and it is the only development site available at the airport. This is a one-of-a kind opportunity for an FBO, MRO, hangar developer, private flight department, or other aviation-related business to secure a highly attractive location and business opportunity.

#### THE OPPORTUNITY:

- FBOs could attract aircraft owners looking for an alternative to airports in the region such as Westchester County and Teterboro Airports
- Private flight departments could build their own facility, self-fuel, and reposition

to another airport to pick up principal(s) if needed, thereby creating significant longterm savings

- Hangar developers/investors could develop hangar facilities to lease or sell to private aircraft owners looking for alternatives to airports such as Westchester County and Teterboro Airports
- MROs and other aviation-related business could secure a prime location in a region with a high concentration of private aviation

#### FEATURES:

- Leasehold includes FBO and fueling rights
- Owner has completed a full engineering and soil study for the site, including soil testing, elevations, drainage, and NEPA study
- Owner has completed architectural renderings for a 125,100 SF state-of-the-art FBO facility development
- Ground lease through June 30, 2057 including 10-year extension option
- U.S. Customs plans to have a location at this airport in 2021