

# PARKAVION

## HAYWARD EXECUTIVE AIRPORT – HAYWARD, CA HANGAR “M-1”



### Total Square Footage

- Hangar: 12,285/ft<sup>2</sup>
- Unfinished Office: 1,770/ft<sup>2</sup>
- Total Combined: 14,055/ft<sup>2</sup>

### Lobby/ Office/ Restroom

- 55'-2" x 32'-1" - Unfinished Lobby, Office, and Restroom Space
  - Separate Personnel/Customer Entrance
  - Storefront Windows
  - Electrical Utilities Roughed-In
  - Plumbing Utilities Roughed-In

### Hangar Door

- Bi-Fold: Wilson Doors, Inc.
- Width: 87'-0" x Clear Height: 28'-0"

### Security System/ Fire Protection

- Third Party Monitored Security Alarm and Fire Detection/Alarm System
- Private Security System with PTZ Video Surveillance and Electronic Access Controls
- Fire Sprinkler System
- (4) Fire Extinguishers

### Fuel Pricing

- Preferred Cost Plus fuel pricing for the exclusive benefit of ParkAvion tenants.

### Hangar/ Office Electrical

#### Outlets

- (8) 110 Volt / Single Phase / Duplex
- (2) 250 Volt / Three Phase / 30 Amp
- (1) 240 Volt / Three Phase / 50 Amp
- (2) 240 Volt / Three Phase / 100 Amp

#### Lighting

- (8) High Capacity Metal Halide Lamps
- Clerestory Window Wall to Provide Clear Light/Well Lit Interiors

### Floor Coating

- High Gloss Polyurethane Floor Coating- Tennant

### Additional Features

- Insulated Architectural Steel Walls
- Built-In Storage Cabinets
- Private Wireless Network
- Private Drive-Thru Entrance with Automatic Door and Remotes



**Acquisition Price: \$1,500,000**

Average Monthly Operating Expense:	\$ 5,350
Monthly Property Taxes:	<u>2,026</u>
Total Average Monthly Opex	\$ 7,376