



www.hangartrader.com

Ad Number : 6567

Contact : sbriggs@ascenddevelopment.com

Hangar for Sale, Private Hangar (Hangar M-1)

(925) 895-1667

\$1500000.00

sbriggs@ascenddevelopment.com

20193 Skywest Drive, Hangar M-1,

PARKAVION

HAYWARD EXECUTIVE AIRPORT - HAYWARD, CA

HANGAR "M-1"



Total Square Footage

- Hangar: 12,285/ft²
- Unfinished Office: 1,770/ft²
- Total Combined: 14,055/ft²

Lobby / Office / Restroom

- 25' x 32' x 28' - Unfinished Lobby, Office, and Restroom Space
- Separate Personnel/Customer Entrance
 - Overhead Windows
 - Electrical Outlets 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) 250 Volt / Three Phase / 50 Amp
- (2) 250 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: \$3,500
Monthly Property Taxes: 2,000
Total Average Monthly Opex: \$5,500

www.parkavion.com

Width 91' Depth 135' Height 28'

Description:

- Total Square Footage: 14,055/ft² (Hangar: 12,285/ft.² / Unfinished Office Space: 1,770/ft.²)
- Hangar Door: Bi-Fold (Wilson Doors, Inc.) Width: 87'-0" x Clear Height: 28'-0"
- Third Party Monitored Security Alarm and Fire Detection/Alarm System / Private PTZ Video Surveillance and Electronic Access Controls / Fire Sprinkler System / (4) Fire Extinguishers
- Floor Coating: High Gloss Polyurethane (Tennant)
- Hangar & Office Electrical Outlets: (8) 110 Volt/Single Phase/Duplex, (2) 250 Volt/Three Phase/30 Amp, (1) 250 Volt/Three Phase/50 Amp, (2) 250 Volt/Three Phase/100 Amp
- Lighting (8) High Capacity Metal Halide Lamps / Clerestory Window Walls to Provide Clear Light/Well Lit Interiors
- Additional Features: Insulated Architectural Steel Walls, Private WiFi Network, Private Drive-Thru Entrance with Automatic Door & Remotes
- Fuel Pricing: Preferred Cost Plus Fuel Pricing for the Exclusive Benefit of ParkAvion Tenants