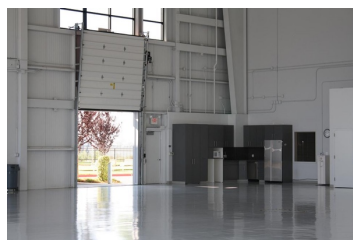


PARKAVION

HAYWARD EXECUTIVE AIRPORT – HAYWARD, CA HANGAR “M-3”



Total Square Footage

- Hangar: 8,400/ft²
- Office: 559.5/ft²
- Total Combined: 8,959.5/ft²

Office/ Restroom/ Kitchenette

- Private Office with Custom Built-In Desk and Cabinets
- Unisex Restroom: Incl. Tile Throughout/ Private Walk-in Tile Shower/ Storage Lockers
- In-Hangar Kitchenette: Large Stainless Steel Sink with Garbage Disposal/ Stainless Steel GE Profile Refrigerator / Stainless Steel KitchenAid Dishwasher/ GE Spacemaker Stackable Washer and Dryer/ Water Cooler/ Custom Cabinets and Drawers with Pull-out Pantry/ Portable Microwave and Coffee Maker/ Space for Built-in Wine Coolers

Hangar Door

- Bi-Fold: Wilson Doors, Inc.
- Width: 74'-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
- (3) Fire Extinguishers

Fuel Pricing

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

Hangar Electrical

Outlets

- (8) 110 Volt / Single Phase / Duplex
- (7) 110 volt / Single Phase/ 4plex
- (2) 250 Volt / Three Phase / 30 Amp
- (1) 250 Volt / Three Phase / 60 Amp
- (1) 250 Volt / Three Phase / 100 Amp

Lighting

- (4) 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

- Large Walk-in Cedar Closet Area with Cabinets and Shelving
- Storage/Shop Area with Utility Sink and Faucet
- Private Wireless Network
- Private Drive-Thru Entrance with Automatic Door and Remotes
- (3) Large Steel Storage Cabinets
- Utility Shelving
- Campbell Hausfeld 7 h.p./60 gallon Air Compressor



Acquisition Price: \$ 1,075,000

Average Monthly Operating Expense: \$ 3,475
Monthly Property Taxes: 1,273
Total Average Monthly Opex \$ 4,748

www.parkavion.com