



www.hangartrader.com

Ad Number : 6568

Contact : sbriggs@ascenddevelopment.com

Hangar for Sale, Private Hangar (Hangar M-3)

(925) 895-1667

\$1075000.00

sbriggs@ascenddevelopment.com

20185 Skywest Drive, Hangar M-3,

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 / Restrooms / 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 Windows 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
- (1) Large Steel Storage Cabinets
- Utility Shelving
- Compressed Air: 17 h.p./40 gallon Air Compressor

Acquisition Price: \$1,075,000

Average Monthly Operating Expense:	\$ 3,475
Monthly Property Taxes:	3,223
Total Average Monthly Oper:	\$ 6,748

www.parkavion.com

Description:

- Total Square Footage: 8,959.5/ft² (Hangar: 8,400/ft.² / Office Space: 559.5/ft.²)
- Restroom: Unisex Restroom: Incl. Tile Throughout w/ Private Walk-in Tile Shower and Storage Lockers
- Hangar Door: Bi-Fold (Wilson Doors, Inc.) Width: 74'-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 / (3) Fire Extinguishers
- Floor Coating: High Gloss Polyurethane (Tennant)
- Hangar & Office 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 Windows to Provide Clear Light/Well Lit Interiors
- Additional Features: Insulated Architectural Steel Walls, Private WiFi Network, Large Walk-in Cedar Closet, Shop Space, 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 and pace for Built-in Wine Coolers, Private Drive-Thru Entrance with Automatic Door & Remotes
- Fuel Pricing: Preferred Cost Plus Fuel Pricing for the Exclusive Benefit of ParkAvion Tenants