



www.hangartrader.com

Ad Number : 7106

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Hangar for Sale, Secure $\pm 12,000$ to 24,000 SF Build-to-Suit Hangar Facilities or Purchase ± 5 Acre Parcel of Fee Simple Land
\$8950000.00
GA, USA

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Width contact for details Depth contact for details Height contact for details

Description:

CBRE is pleased to offer this exceptional opportunity to either purchase this runway accessible land for \$8.95 million or secure 12,000-24,000 SF build-to-suit hangar facilities at the Atlanta Regional Airport-Falcon Field. Falcon Field has become one of the premier airports of the southeast. Rarely does an opportunity like this to purchase land with a permanent easement to the runway of an in-demand airport become available anywhere in the nation. A buyer will not be burdened by ongoing ground lease payments or limitations on how long they may own a future facility on this land. It is an ideal opportunity for many aviation-related parties, including private aircraft owners and flight departments, FBOs, hangar developers, and companies that service the private aviation community.

- 5,768 ft. runway that can accommodate aircraft up to 60,000 pounds
- Only property on its side of the Airport with a wingspan clearance greater than 50 ft.
- Permanent easement to Atlanta Regional Airport (Falcon Field)
- 9-minute drive to Trilith Studios, the largest film studio outside Hollywood
- Acreage allows for a variety of large hangar development configurations
- Existing fully-leased flex building on portion of site can be purchased as well, and could be used to support future hangar development
- A hangar significantly larger than 60,000 SF can be built if the existing flex building is demolished
- Existing building generates \$120,000+/year in gross income, and has all short-term lessees to provide flexibility