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Ad Number : 8162

Hangar for Sale, Executive VIP Hangar

\$680000.00

3304 Airport Road, - 80301

Contact : 8030 Realty

7204225131

[deanna@8030realty.com](mailto:deanna@8030realty.com)



Width 70' Depth 60' Height 25'

**Description:**

One of the only Executive VIP CAT I & II Airport Hangars at the Boulder Municipal Airport ever for sale, newly built in 2019 and perfect for private jet/aircraft owners. Nestled in the most premier south-west location in the airport with stunning waterfront & mountain views of Hayden Lake, the iconic Flatirons, Boulder Foothills and white capped mountains.

This 4,650 SF executive hangar measures 70'x60' and can accommodate up to 5 aircraft depending on size. It includes a 30'x15' 2nd floor mezzanine office flooded with natural light, operable skylight providing ventilation, large picture window and phenomenal Skydeck with panoramic views.

Also one of the only high-performance renewable energy executive airport hangars in the country exempt from energy code requirements due to low energy usage of less than 1 watt/SF. Designed and built with high performance hybrid engineering and technologies to offset the energy load pathways & to be standalone self-sustainable. The building envelope insulation & sound attenuation systems include 10" Insulated Concrete Form walls using recycled materials & radiant in-floor heat.

The 58'x18' Schweiss hydraulic hangar door features insulated panels and 6 windows (3 operable & 3 fixed). There is an additional 10'x10' overhead door & 2 personnel doors. The 4,095 SF new structural concrete slab apron was constructed to CDOT spec with 65' trench drain at apron entrance. Main floor features an ADA bathroom with shower, utility floor sink, 2 interior hot & cold hose bibs. The electrical service is a commercial 480-volt, 3-phase with 400 amps with outlets throughout. Ready with 2 EV (Electric vehicle) charging outlets on the west exterior.

Roughed-in for future Solar PV & thermal, HRV-Geothermal Pre-Heating and Cooling System & Battery Power Back-Up System + other custom upgrades.

FAA Airport improvements planned for Fall 2020 with perimeter security fencing, surveillance cameras, secured entrance, new runway lighting & new asphalt.