



[www.hangartrader.com](http://www.hangartrader.com)

Ad Number : 8743

Hangar for Sale or Rent, RARE 54,000 SF Hangar building with 12,000 SF high-end office space

\$0.00

1210 American Boulevard,

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Contact : Ben Souders

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Width 172' Depth 138' Height 30'

**Description:**

Premier 53,744 +/- SF manufacturing/production building located adjacent to Brandywine Regional Airport, with private access to runway and private helipad.

33,670 +/- SF of industrial space - 30' clear, 105' column spacing

11,840 +/- SF of renovated 2-story office space with executive suites overlooking runway and warehouse

Power: 500 KVA Transformer, 1400 AMP 480 V stepped down, 1000 AMP w/ multi-purpose disconnects, 480/277 V 3-Phase main distribution, 100 AMP back-up generator, 400 AMP 120/240 stepped down and multiple step-down transformers.

Solar: 1,600 roof-mounted solar panels providing 600 AMP and 200 AMP Photovoltaic.

Geothermal: 21 geothermal wells; 500; deep, 66 +/- tons HVAC conversion capacity, 11 water-source heat pumps, 2 circulation pumps.

Private Helipad and private access to Brandywine Airport Runway

65+ parking spaces

75' wide hangar door