



www.hangartrader.com

Ad Number : 9605

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Hangar for Sale, ±48,850 SF Hangar Space with Office
For Sale

katrin.gist@cbre.com

\$0.00

41 Perimeter Road ,CT, USA



Width see brochure Depth see brochure Height see brochure

Description:

CBRE is pleased to present this approximately 48,850 SF aircraft hangar facility for sale at Bradley International Airport, Windsor Locks, Connecticut. The facility was built in 2008 as an Embraer Aircraft executive jet service center and is in excellent condition. It is situated on 5.03-acre site that includes ample ramp and parking areas. The hangar bay is approximately 28,000 SF, and there is an additional 4,500 SF of high-end office space, 13,600 SF of shop/office space, and 2,750 SF of mechanical/storage space. The facility includes a 2.5-ton crane with a 140' span and reach of the entire hangar bay, as well as a high expansion fire suppression system with two diesel pumping stations and two 75,000 gallon external water tanks. This is a great opportunity for an aircraft maintenance operation or a private flight department seeking its own hangar facility in the increasingly tight tri-state hangar market.

Highlights:

- Hangar Bay: ±28,000 SF with an approximately 28 ft. tall x 170 ft. wide hangar door and 30ft. ceiling height
- 2.5-ton crane with a 140' span that reaches entire hangar bay
- High expansion fire suppression system with two diesel pumping stations and two 75,000 gallon external water tanks
- Enhanced overhead lighting in hangar bay
- High gloss epoxy floor
- ±75 parking spaces
- Hangar bay includes 2,000 Amp 277/480 power supply
- Heated and air conditioned office space
- Ample ramp area
- Ground lease term through May 31, 2028 plus two (2) additional five (5) year extensions