



www.hangartrader.com

Ad Number : 9878

Hangar for Sale, Executive Hangar with Office Space for Sale

\$0.00

4845 Lockheed #102 (B),

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Width 60' Depth 60' Height 27'6"

Description:

Hangar "B" 3600 Sf at KDTO (www.dentonairport.com)

? Two story heated/ac/ buildout (~12' x 12' down and 12' x 12' up)

? Private bath, kitchenette with sink, cabinets, dining/office, storage closet

? Upstairs wood laminate floor / open room with attic stairs to storage above

? Built in cabinets and wash sink in hangar

? Unit is currently leased through mid July, 2022.

? Building has two-sided DRIVE IN access

? 3 parking spaces on unrestricted north side with 12' x 14' electric overhead door

? South side (Taxiway) has 58' x 18' electric Schweiss bi-fold door

? Bi-fold opens to spacious, oversized apron - 62' deep x 60' wide

? Taxiway Lima

Built in 2006, this unit is part of a 3 unit building, conveniently located at the west end of hangar row on taxiway Lima. All 3 units are contractually structured as limited partners within a Partnership which holds the master lease with City of Denton (since the lease cannot be subdivided). The master lease has 13 additional years, with two, 10-year renewal options. Each unit is responsible for separate electricity and water. Property taxes, insurance, land lease and bulky waste are managed and shared by the Partnership.

? 18' Clear Tail Height ? City of Denton, Denton County, Texas ? Two story interior buildout (~ 12' x 12' each floor) ? Land lease runs to 9/20/2034 with two optional 10 year renewals ? Oversized Apron – 62' depth x 60'