



# AIRPLANE HANGAR FOR SALE

37900 Cessna Way, Unit A, Watkins, Colorado



## OVERVIEW:

<b>Hangar:</b>	10,000 SF (100 x 100)
<b>Hangar Door:</b>	±90' with 4 motors
<b>Ceilings:</b>	30' clear height in warehouse
<b>Doors:</b>	1-14' drive-in door, 2 - man doors
<b>Electric:</b>	Infrared tube heating
<b>Plumbing:</b>	Bathroom, shop sink, and spicket Floor drains and external connections
<b>Property Taxes:</b>	\$7,153.72 (2020) - Adams County

## LAND LEASE:

±\$6,055.82 yearly - 3% Annual Escalations  
30 years remaining of 50 year lease; 5 year options thereafter

This hangar is at the Colorado Air & Space Port that houses; a fuel farm, National Guard base, terminal and restaurant/bar. There is a new taxiway installed adjacent to the hangar that reduces the time for takeoff to under 10 minutes. Floor drains in warehouse drain to 1,200 gallon tank dedicated to the hangar, with external connections for pumping. Aircraft stored in hangar must meet the Taxilane Object Area Width for airplanes, FAA AC150/5300-13 Chpt. 4 and weigh under 60,000 pounds. Monthly costs (taxes, insurance, land lease, utilities and cleaning) approximately ±\$1,800/month.

## FOR SALE:

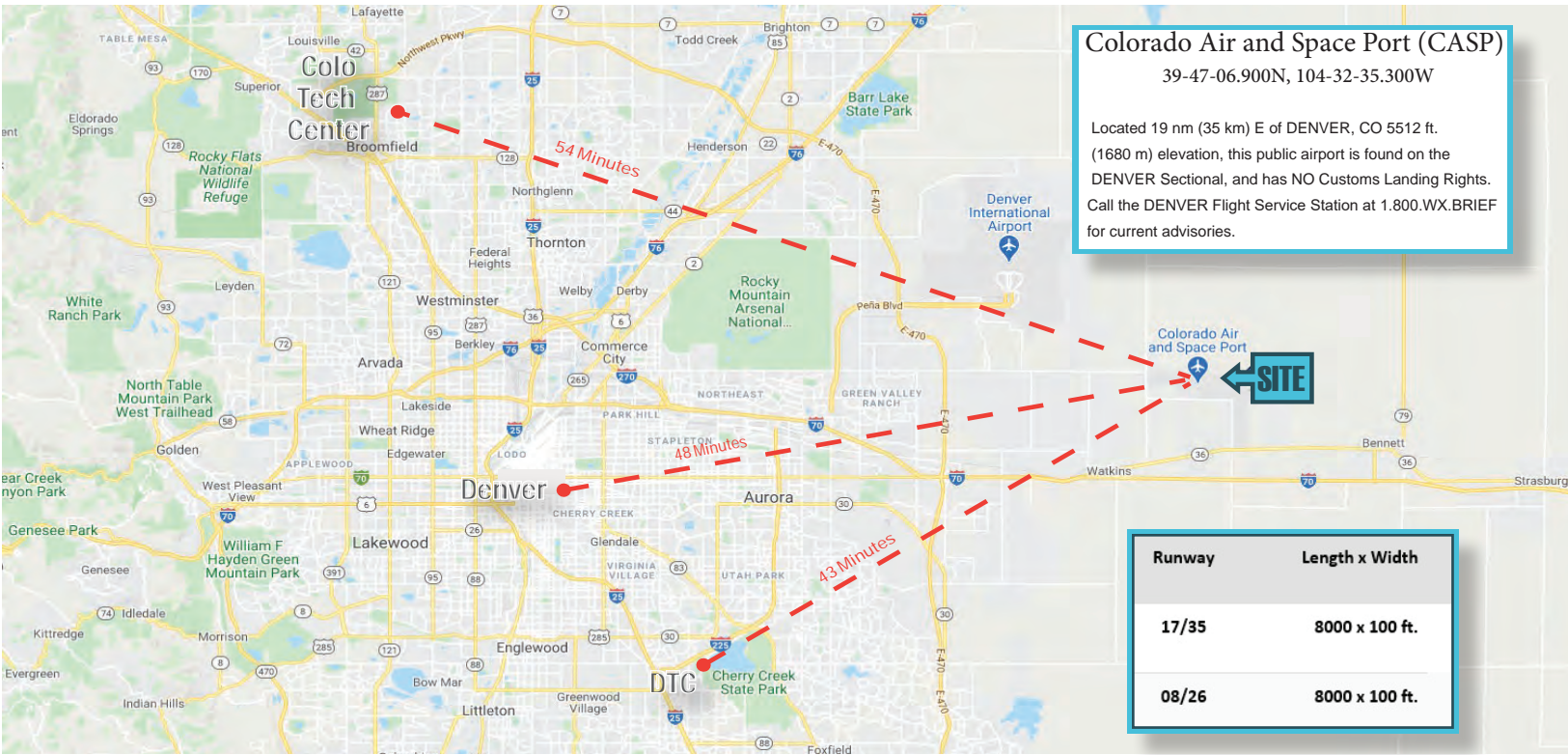
**\$750,000**

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