



# FOR SALE ±48,850 HANGAR FACILITY

AT BRADLEY INTERNATIONAL AIRPORT

41 PERIMETER ROAD • WINDSOR LOCKS, CT 06096

**CBRE**

## PREMIER HANGAR OPPORTUNITY



## HIGHLIGHTS

- » Hangar Bay:  $\pm 28,000$  SF with an approximately 28 ft. tall x 170 ft. wide hangar door and 30 ft. 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
- »  $\pm 75$  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

## PRICE \$6.5 MILLION

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.

# PROPERTY PHOTOS

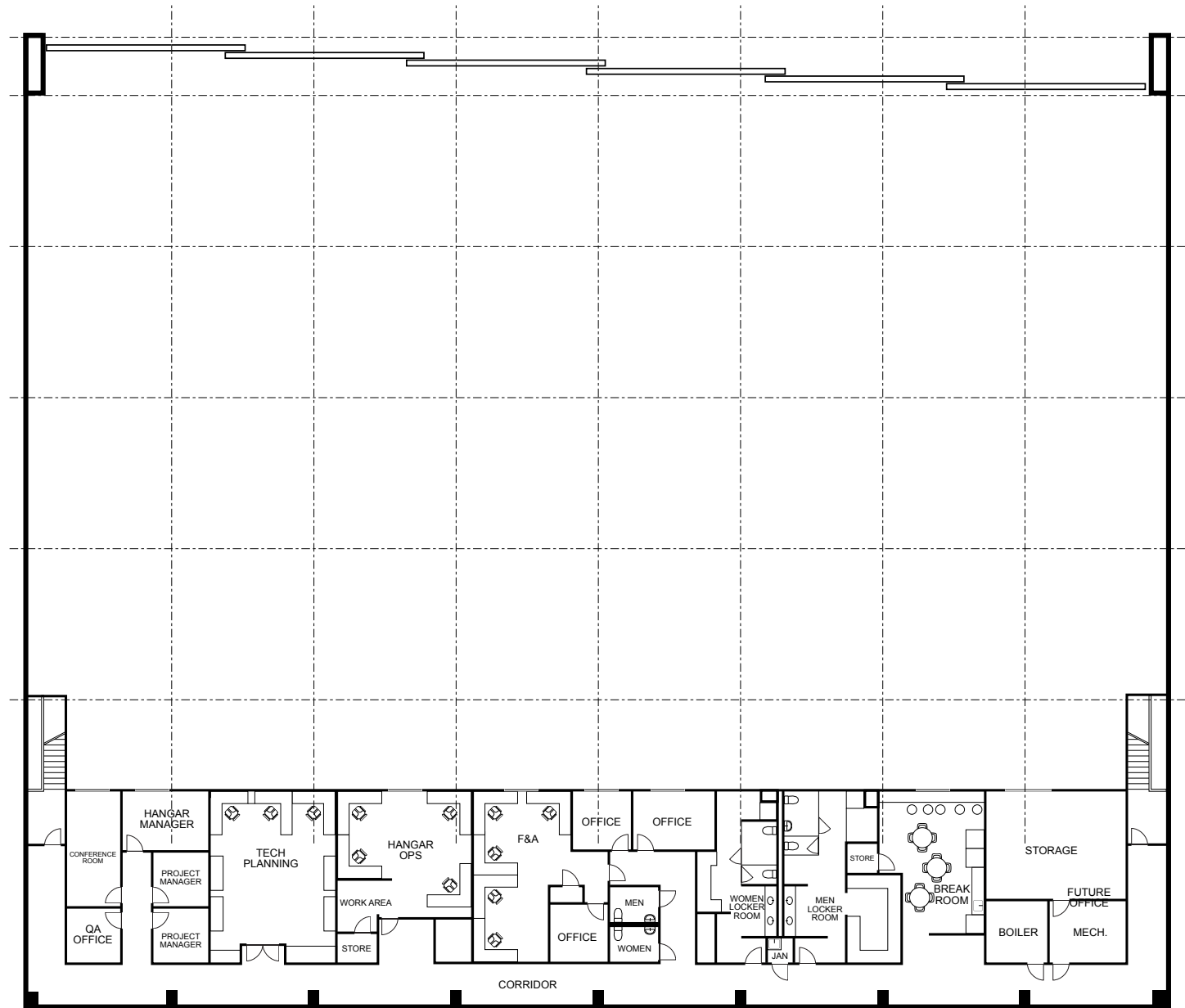


# PROPERTY PHOTOS



[illegible]

# HANGAR FLOOR PLAN 2



# BRADLEY INTERNATIONAL AIRPORT

Bradley International Airport is the second-largest airport in New England, located about halfway between Hartford, Connecticut, and Springfield, Massachusetts. Numerous commercial passenger and cargo airlines service the airport.

## RUNWAYS

6/24 9,510 FT.  
15/33 6,847 FT.



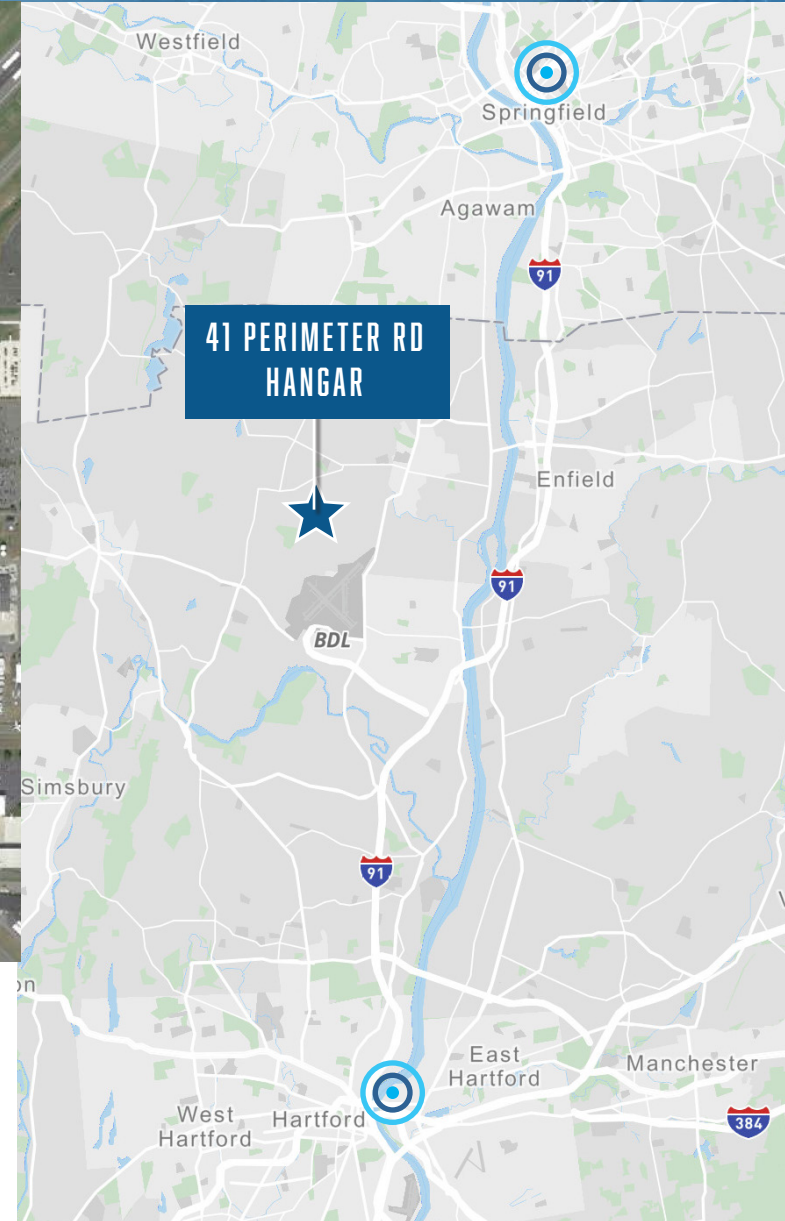
41 PERIMETER RD  
HANGAR



## DRIVE TIMES & MILES

TO DOWNTOWN HARTFORD, CT  
**25 MINS / 16.2 MILES**

TO DOWNTOWN SPRINGFIELD, MA  
**24 MINS / 16.1 MILES**



# CONTACTS

## KATRIN M. GIST

First Vice President  
National Lead, CBRE Airport Properties  
+1 206 947 1399  
katrin.gist@cbre.com

## JACK C. REED

Associate  
+1 860 987 4789  
jack.reed@cbre.com

## CBRE INC.

185 Asylum Street  
CityPlace I 31st Floor  
Hartford, CT 06103



© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_July2021

**CBRE**