

**41
21** Lincoln Avenue

FORT WORTH, TEXAS



AT FORT WORTH MEACHAM INTERNATIONAL AIRPORT



±35,245 SF AIRCRAFT HANGAR FACILITY FOR LEASE

CBRE

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PROPERTY OVERVIEW

CBRE is pleased to offer this ±35,245 facility for lease at the Fort Worth Meacham International Airport. The facility includes a 22,500 SF hangar bay, 9,700 SF of executive offices, lounge, lobby, kitchen, and crew-rest areas, as well as 3,100 SF of maintenance/shop space. The site is fully secure with three security gates and has direct executive vehicle access to the ramp. Purpose-built in 2005 for a Fortune 500 flight department, this facility is an excellent opportunity for a corporate flight department, maintenance operation, or other aviation-related businesses.



PROPERTY HIGHLIGHTS

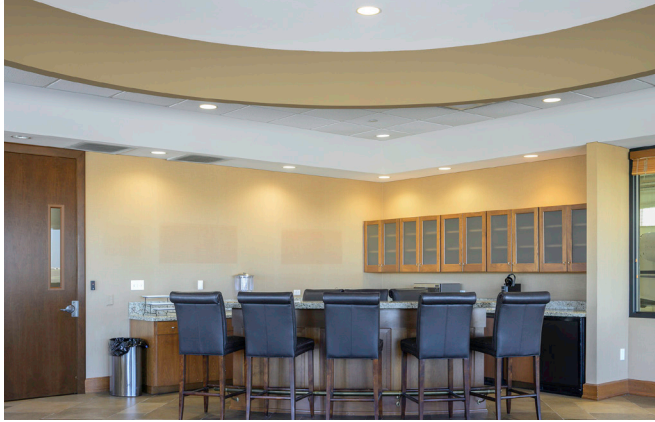
- 22,500 SF hangar bay
- Hangar Door: 27'8" x 150'
- Wet sprinkler
- Secure outdoor gated storage area
- 4 large exhaust fans and 2 "Big Ass" overhead fans
- 9,700 SF executive office space, flight department office, lounge area, reception, kitchen, and crew-rest areas
- Ground lease term through December 31, 2034, plus two 5 year renewal options
- Direct executive vehicle access to a private ramp
- Compressed air throughout the hangar bay
- 325KW backup generator
- 3,100 SF maintenance offices with break area, records room, shipping/parts storage room, gym area
- Radiant heating
- Three security gates
- Large taxi lane on the west side, which makes for better staging and is a usable extension of the ramp



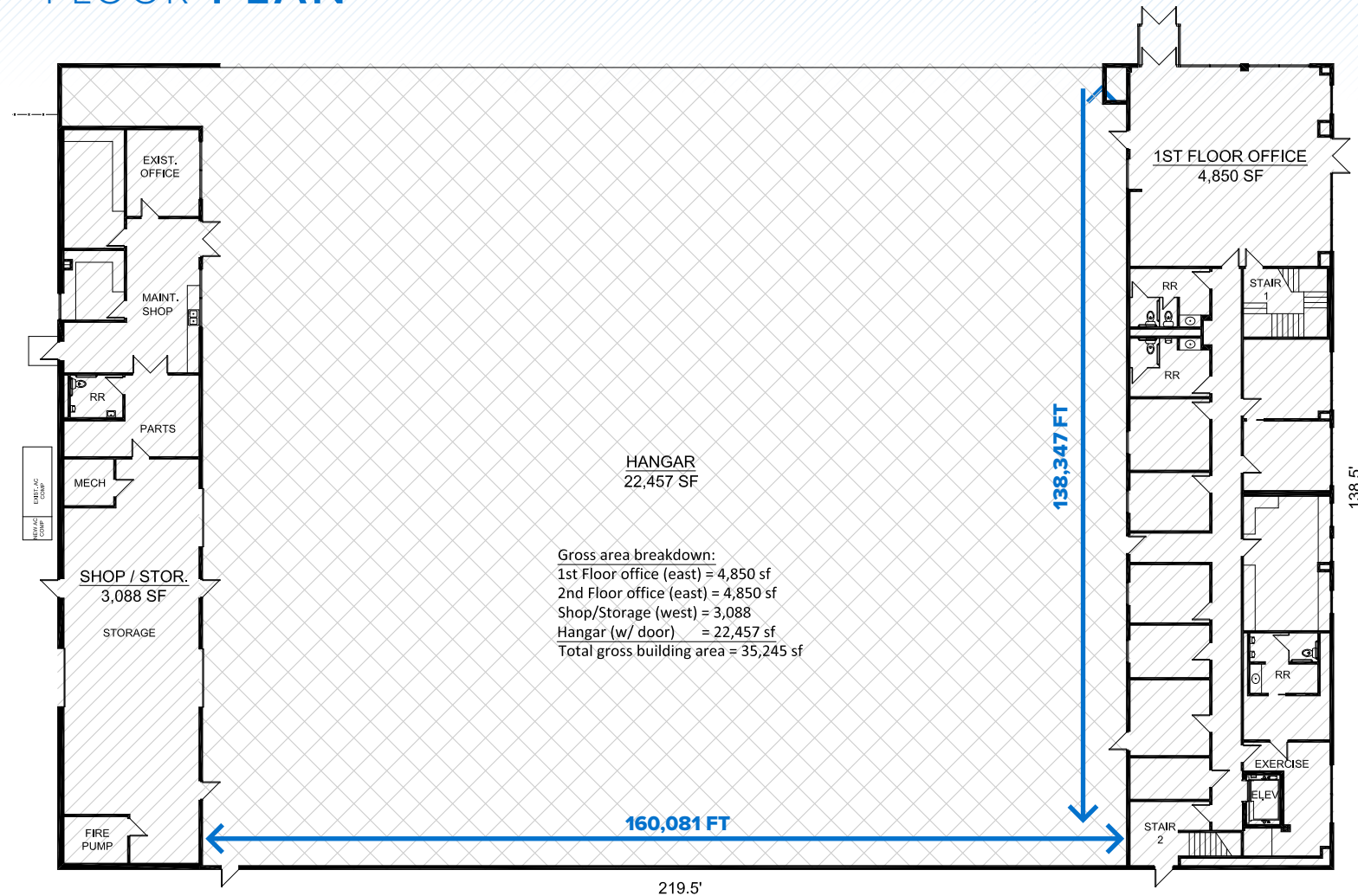
LEASE RATE
\$1.40/SF/MONTH/NNN



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FLOOR PLAN



LOCATION MAP



FORT WORTH MEACHAM INTERNATIONAL AIRPORT

Located just five miles North of the historic downtown Fort Worth, The Fort Worth Meacham International covers 900 acres and supports general aviation for North Texas. The airport has two runways, the longest of which is 7502 feet x 150 feet. It is home to two FBOs: Texas Jet and American Aero.



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