

REPUBLIC JET CENTER

AT REPUBLIC AIRPORT

CUSTOM AIRCRAFT HANGAR DEVELOPMENT



10,000-60,000 SF

CUSTOM BUILD-TO-SUIT HANGARS

AT REPUBLIC AIRPORT

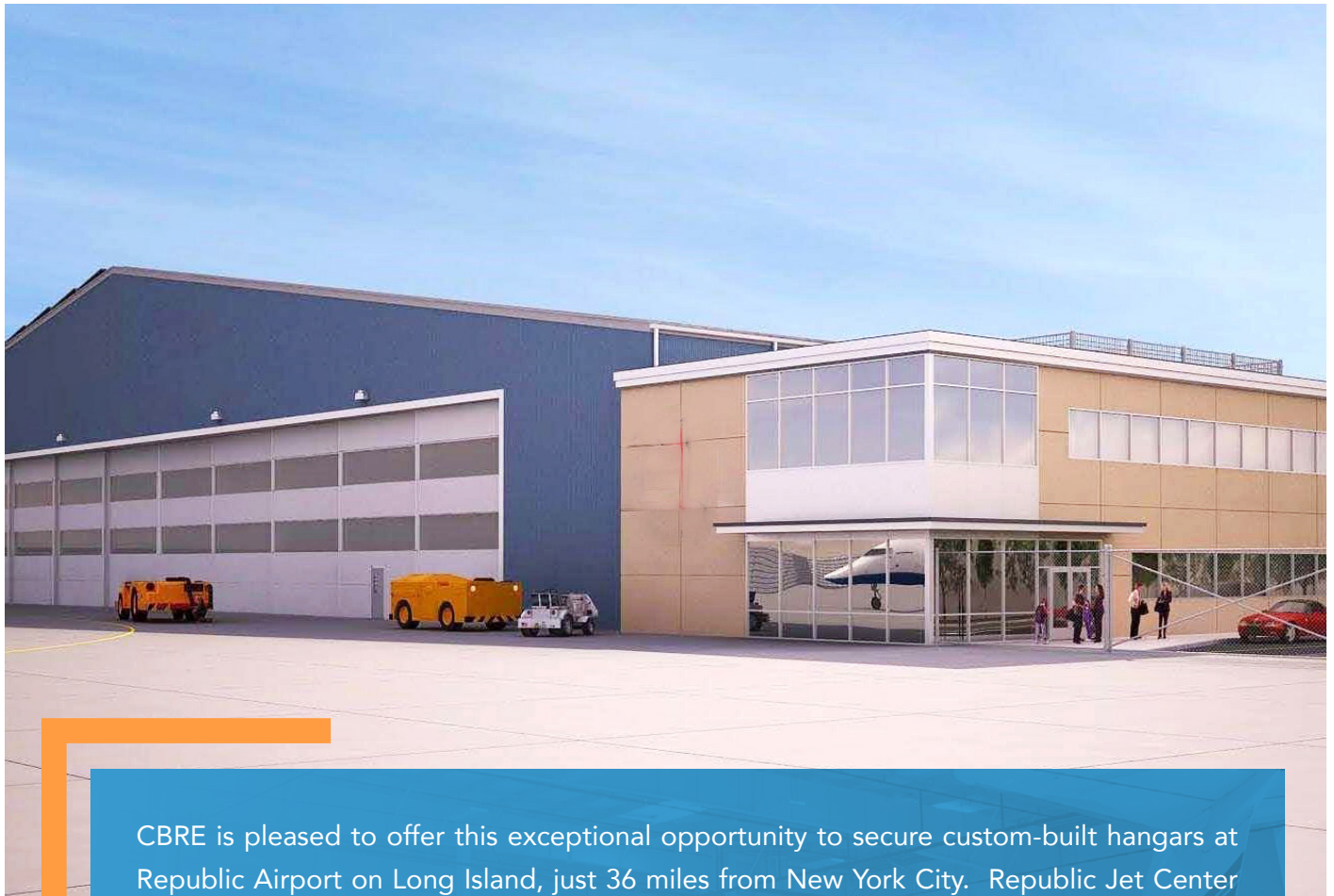
LONG ISLAND, NEW YORK

CBRE

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CBRE is pleased to offer this exceptional opportunity to secure custom-built hangars at Republic Airport on Long Island, just 36 miles from New York City. Republic Jet Center has approximately 50 acres available to develop build-to-suit hangars ranging from $\pm 10,000$ -60,000 square feet, and is now immediately ready to work with parties on custom hangar solutions in an increasingly tight regional hangar market. This opportunity is ideal for flight departments looking for an alternative to Teterboro, White Plains, and Morristown airports, or aviation-related companies such as MROs and aircraft service centers, aircraft interiors and painting operations, and charter operators looking for a prime location in the New York market. The lease rates for these custom hangars are approximately 40-60% less than leasing hangar space at Westchester County and Teterboro Airports. Site plans and construction are subject to federal and state review and approval.

HIGHLIGHTS

- The Airport has two runways: 6,833 ft. x 150 ft and 5,516 ft. x 150 ft. plus two helipads
- Republic Airport is a general aviation airport, resulting in less taxiway traffic and less crowded airspace. The airport supports recreational and business flying, but not commercial flights. There are three commercial airports located within 25 miles.
- A wide range of aviation-related services are available from the Airport's on-site tenants including fixed wing and helicopter charters as well as a broad range of aircraft maintenance options.
- The Village of Farmingdale is located just two miles west of the Airport, and has a downtown that offers restaurants, taverns and other retail establishments.
- Farmingdale has a Long Island Railroad station that will allow you to reach the heart of Manhattan in one hour.



Custom-built hangar facilities ranging from \pm 10,000-60,000 sq. ft.



Lease rates for build-to-suit hangars around \$25.00/SF/Year



Low fuel rates for tenants



No long wait times taxiing for take-offs compared to Westchester County and Teterboro Airports



Experienced developer



STRATEGIC LOCATION



DRIVE TIMES

- 1** **24 MILE**
drive to JFK Airport
- 2** **36 MILE**
drive to New York City
- 3** **44 MILE**
drive to Teterboro Airport,
New Jersey
- 4** **54 MILE**
drive to Westchester County
Airport, Connecticut
- 5** **61 MILE**
drive to The Hamptons

FLIGHT TIMES

- 1** **±14 MINUTE**
helicopter flight to New York City
- 2** **±20 MINUTE**
helicopter flight to The Hamptons
- 3** **±30 MINUTE**
helicopter flight to Montauk



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CONTACT US

KATRIN M. GIST

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

ROBERT A. SEIDENBERG

Senior Vice President
+1 516 840-0731
robert.seidenberg@cbre.com

DANIEL BRANDEL

Senior Vice President
+1 631 478 9870
daniel.brandel@cbre.com

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