

FOR SALE OR LEASE

**±35,000 SF AIRCRAFT
HANGAR AND OFFICE
FACILITY AT YELLOWSTONE
REGIONAL AIRPORT**

304 Duggleby Drive | Cody, Wyoming 82414

CBRE

PROPERTY OVERVIEW

CBRE is pleased to offer a ±35,000 SF hangar and office facility for sale or lease at Yellowstone Regional Airport. Built in 2022, this impressive facility features two ±12,000 SF hangar bays, separated by ±11,000 SF of high-end office space. The hangars are large enough to accommodate most large corporate jets and would be an ideal fit for a private flight department, FBO, MRO, charter company, and other aviation-related businesses. The facility is located in an Opportunity Zone, and would also be a great 1031 exchange opportunity. The owner is open to leasing or selling all or part of the facility, including individual hangar bays.

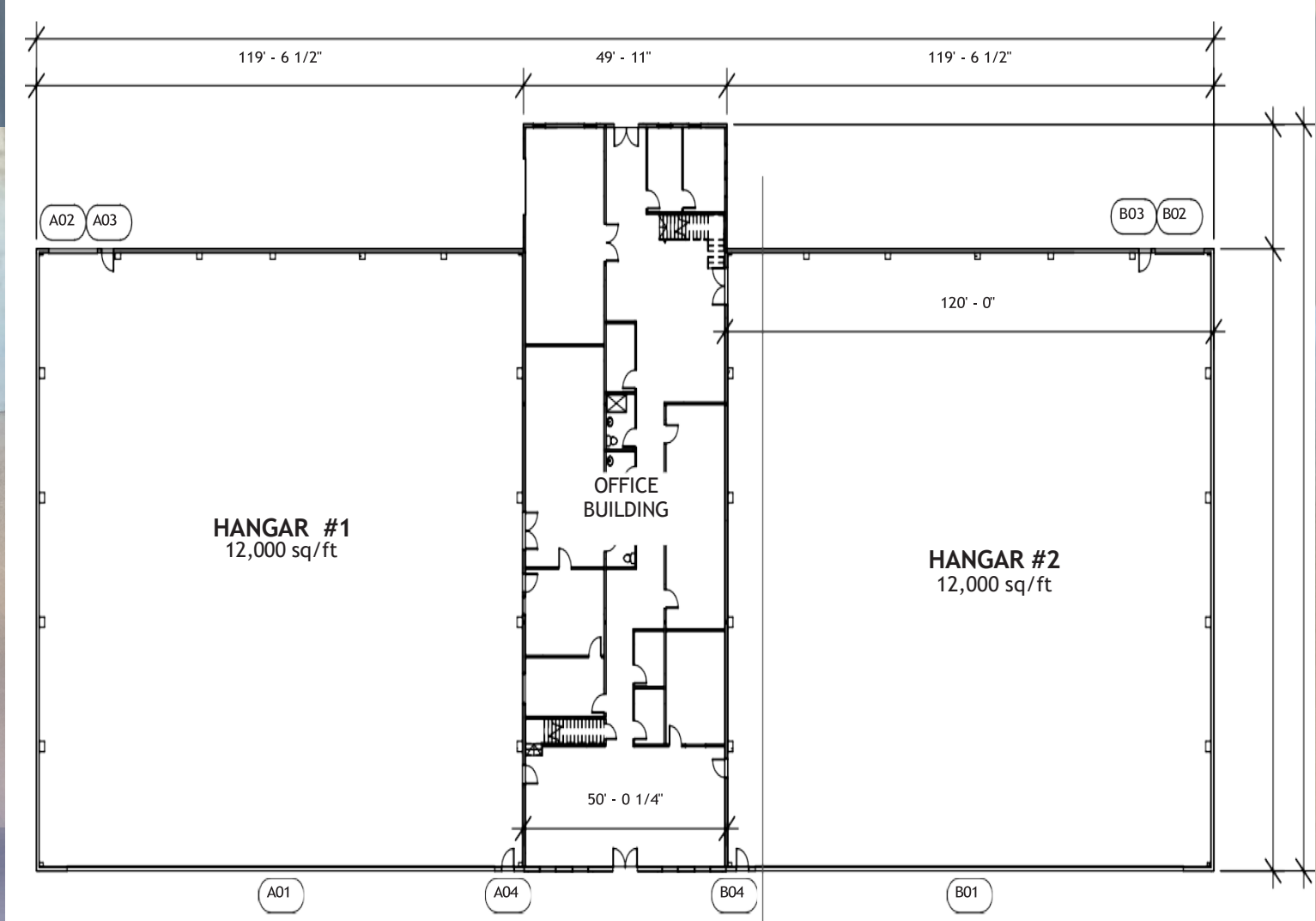
SALE PRICE: \$6,300,000.00

LEASE RATE: \$1.20/SF/NNN FOR HANGAR SPACE AND \$1.50/SF/NNN FOR OFFICE SPACE

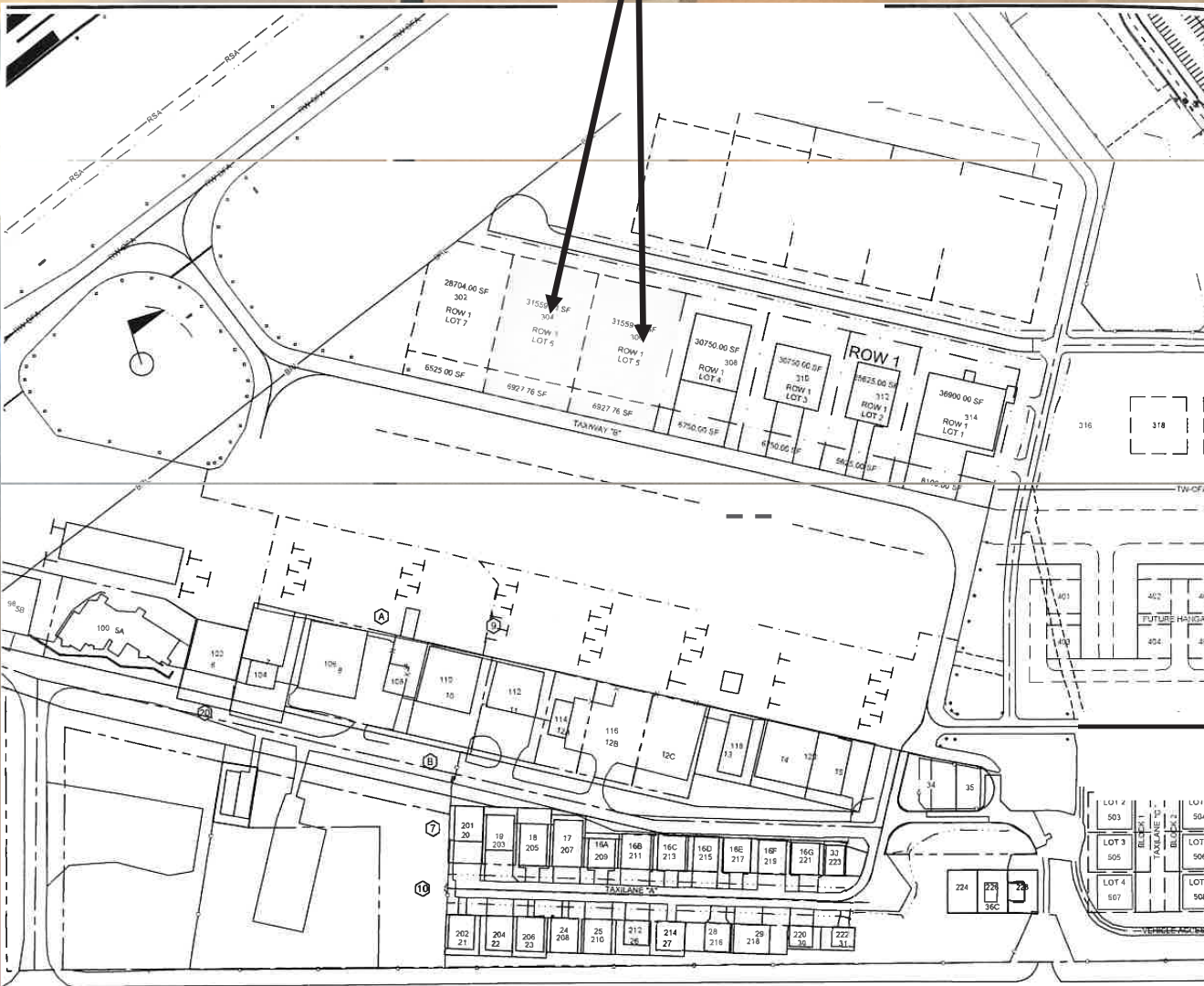
HIGHLIGHTS

- Hangar Bays (2): 120 ft. x 100 ft. each
- Hangar Doors: 105 ft. width x 28 ft. height
- Hydraulic Hangar Doors
- Office Space: 11,000 SF total on two floors
- Year Built: 2022
- Ground lease term through June 30, 2042, plus four five-year extension options
- Great 1031 exchange opportunity
- Located in Opportunity Zone
- Owner is open to leasing or selling all or part of the facility, including individual hangar bays

FLOOR PLAN



SITE PLAN





AIRCRAFT HANGAR AT
YELLOWSTONE REGIONAL AIRPORT



YELLOWSTONE REGIONAL AIRPORT

Located just outside of the central business district of Cody, Yellowstone Regional Airport is the only commercial airport in Park County, Wyoming. It is serviced year-round by United Express and has one FBO, Hawthorne Aviation. The airport is a popular choice for general aviation operations and also serves as a gateway to Yellowstone National Park.



PROPERTY PHOTOS





CBRE

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