

FOR SALE

63,653 SF STATE-OF-THE-ART

HANGAR FACILITY

DESIGNED TO FIT BOEING 737 AND 757 AIRCRAFT

HANGAR 25

AT BOB HOPE AIRPORT



PRICE: \$6.95 MILLION

3030 N. CLYBOURN AVENUE | BURBANK, CA 91505

CBRE



HIGHLIGHTS

CBRE is pleased to offer this state-of-the art 63,653 SF hangar facility for sale at the Bob Hope Airport in Burbank, California, known as Hangar 25. It is rare for a hangar facility of this quality with the capability to house commercial sized aircraft to be available for purchase, especially in the Los Angeles market. Hangar 25 is located on a 2.1-acre site and was built to accommodate a Boeing 757, a Boeing Business Jet (737) and two Gulfstream G-V business jets. The hangar can also house a variety of aircraft configurations and would be an excellent venue for a variety of aviation operations including private aircraft storage, charter, and MRO operations.

Hangar 25 is the first private aircraft hangar to achieve Platinum certification under the U.S. Green Building Council's LEED® (Leadership in Energy and Environmental Design) Rating System™, and has garnered attention globally for its structural magnitude, metal wall panels and award-winning status. It was designed to offset aircraft carbon emissions, incorporating a solar-powered roofing system that runs all electric vehicles and office operations – totaling 110% of the building's energy needs. The facility received the Environmental Management Award by the Airports Council International-North America.

- TOTAL HANGAR BAY: 51,138 SF
DESIGNED TO FIT BOEING 737 AND 757 AIRCRAFT
- HANGAR DOOR DIMENSION: 144'8" WIDE
AND 47' 3.5 HEIGHT
- BBJ SUITABLE
- MULTIPLE PRIVATE HIGH-END OFFICES:
 - FIRST FLOOR OFFICE: 6,655 SF
 - SECOND FLOOR OFFICE: 5,860 SF
- PRIVATE, SECURE AND DISCRETE LOCATION
- SECURED PARKING WITH 29 PARKING SPACES
- DIRECT RUNWAY ACCESS
- DIAMOND-POLISHED CONCRETE FLOOR
- GROUND LEASE TERM THOUGH JUNE 2031

KEY SUSTAINABLE DESIGN INCLUDES:



SOLAR ARRAY PRODUCES
110% OF BUILDING'S
OPERATIONAL ELECTRICITY



LARGE PROPELLER
VENTILATION



WATER-BASED,
HIGH-FOG FIRE
SUPPRESSION SYSTEM

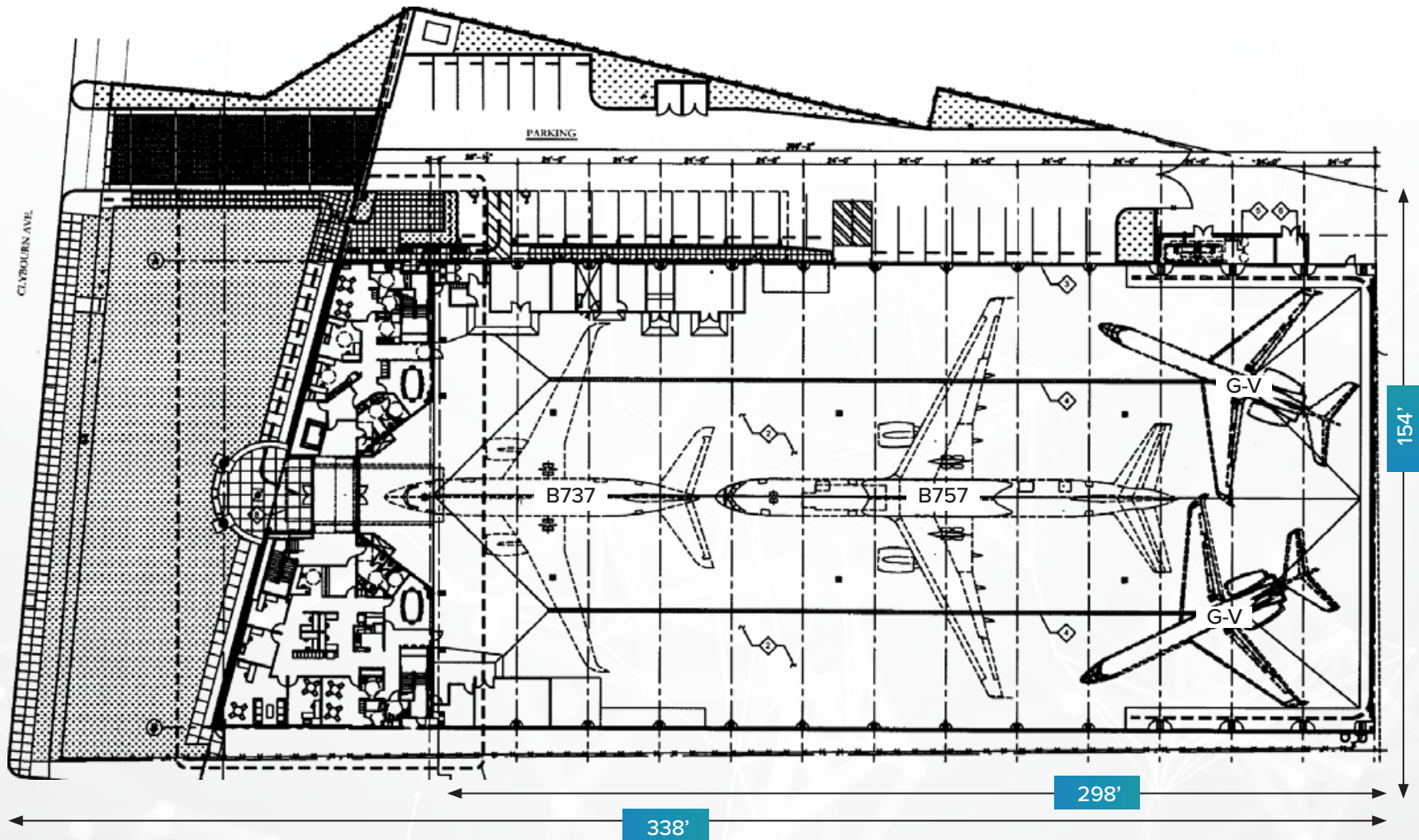


Kenneth Ray Seals

Hangar 25 also features low-water plumbing fixtures, native plant landscaping, and low-maintenance diamond-polished concrete flooring. It employs natural daylighting and large propeller ventilation. Its innovative water mist fire suppression system is the first of its kind in the US, and uses significantly less water than an ordinary system, while avoiding hazardous chemical transmission. 48% of the materials used in construction were obtained locally and 77% of construction waste was recycled.

HANGAR FLOOR PLAN

63,653 SF TOTAL

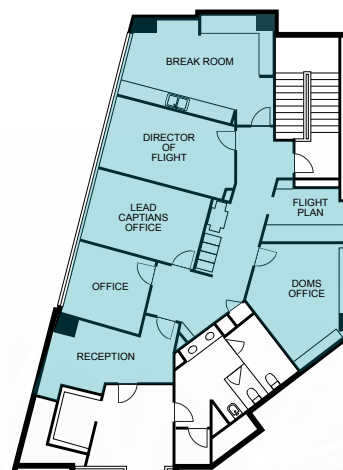


- The facility is set up to accommodate four individual flight departments, each including an office area, kitchen, rest area, pilot and DOM offices.

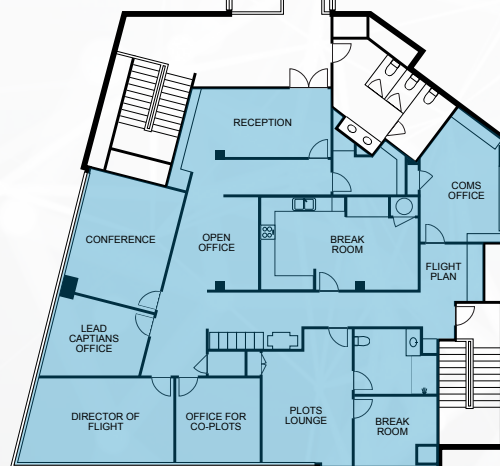
OFFICE FLOOR PLANS

1A & 1B
2A & 2B

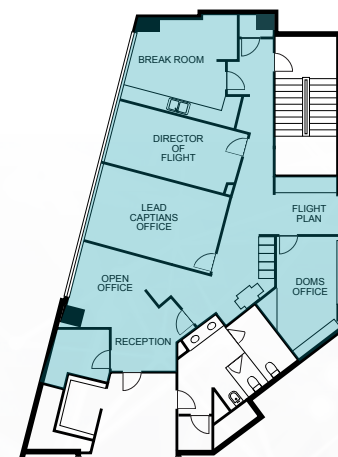
FIRST FLOOR OFFICE
6,655 SF
1A



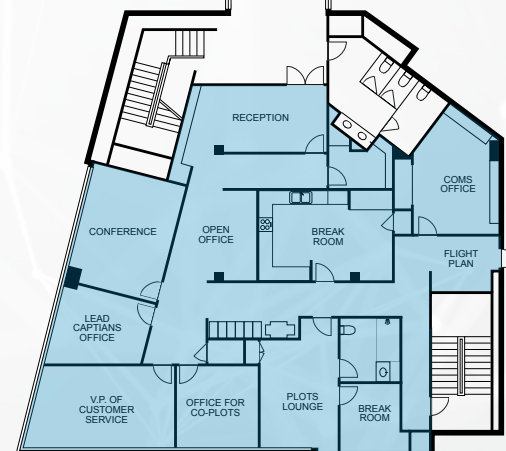
1B



SECOND FLOOR OFFICE
5,860 SF
2A



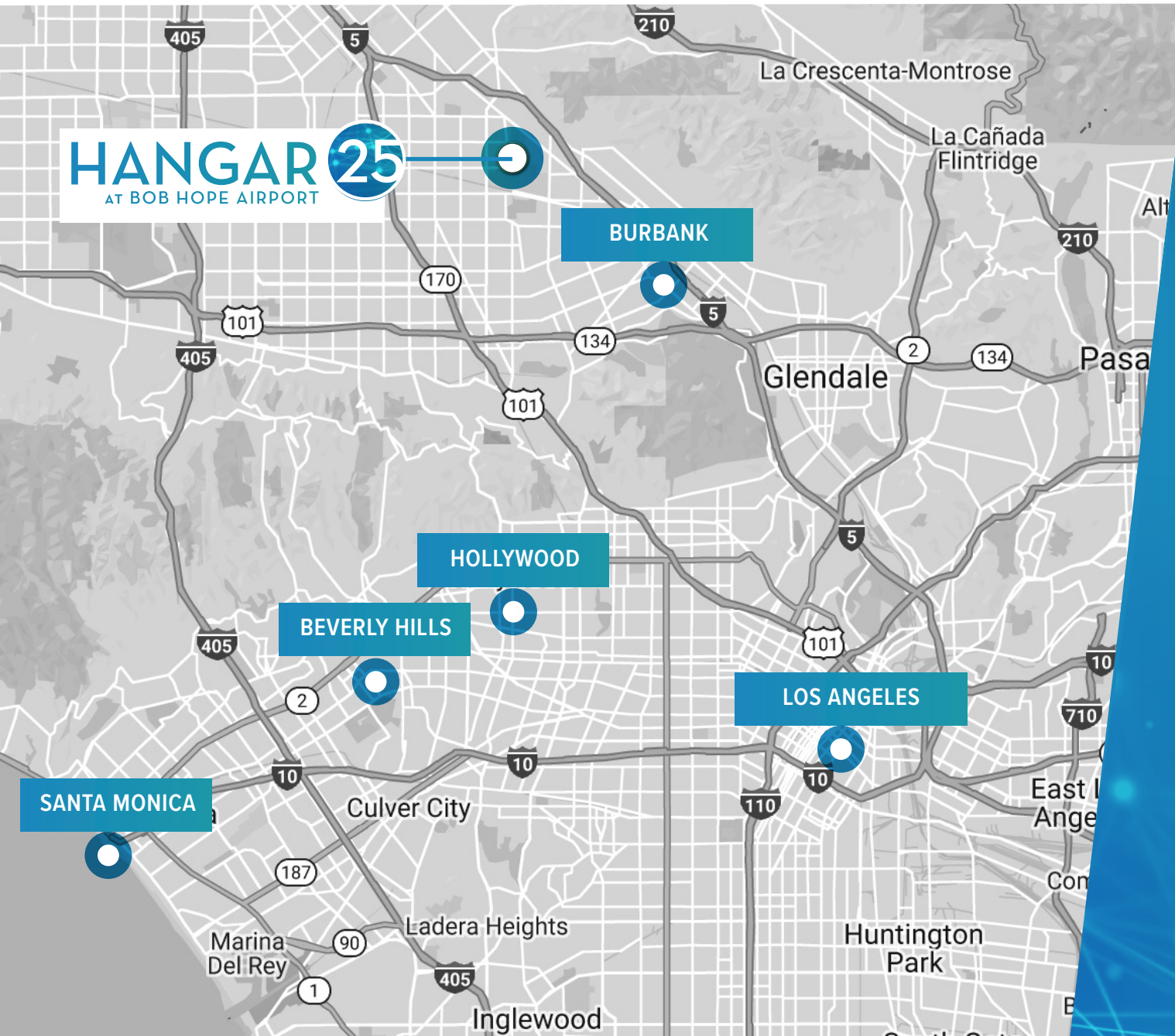
2B





LOCATION

The Hollywood-Burbank Airport is widely known as the most convenient airport for flying to or from Los Angeles, and the area is known as “The Media Capital of the World”, home to companies such as Disney Studios, Warner Bros., Nickelodeon, Dreamwork Studios, 20th Century Fox, Cartoon Network, Viacom, Quixote.



DRIVE TIMES

7.8
MILES
TO HOLLYWOOD

12.3
MILES
TO BEVERLY HILLS

14.8
MILES
TO LOS ANGELES

24.7
MILES
TO SANTA MONICA

HANGAR 25

AT BOB HOPE AIRPORT

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