

FOR SALE

±55,673 SF

AIRCRAFT HANGAR FACILITY

5833 LANGLEY AVENUE | LOVELAND, CO 80538

CBRE



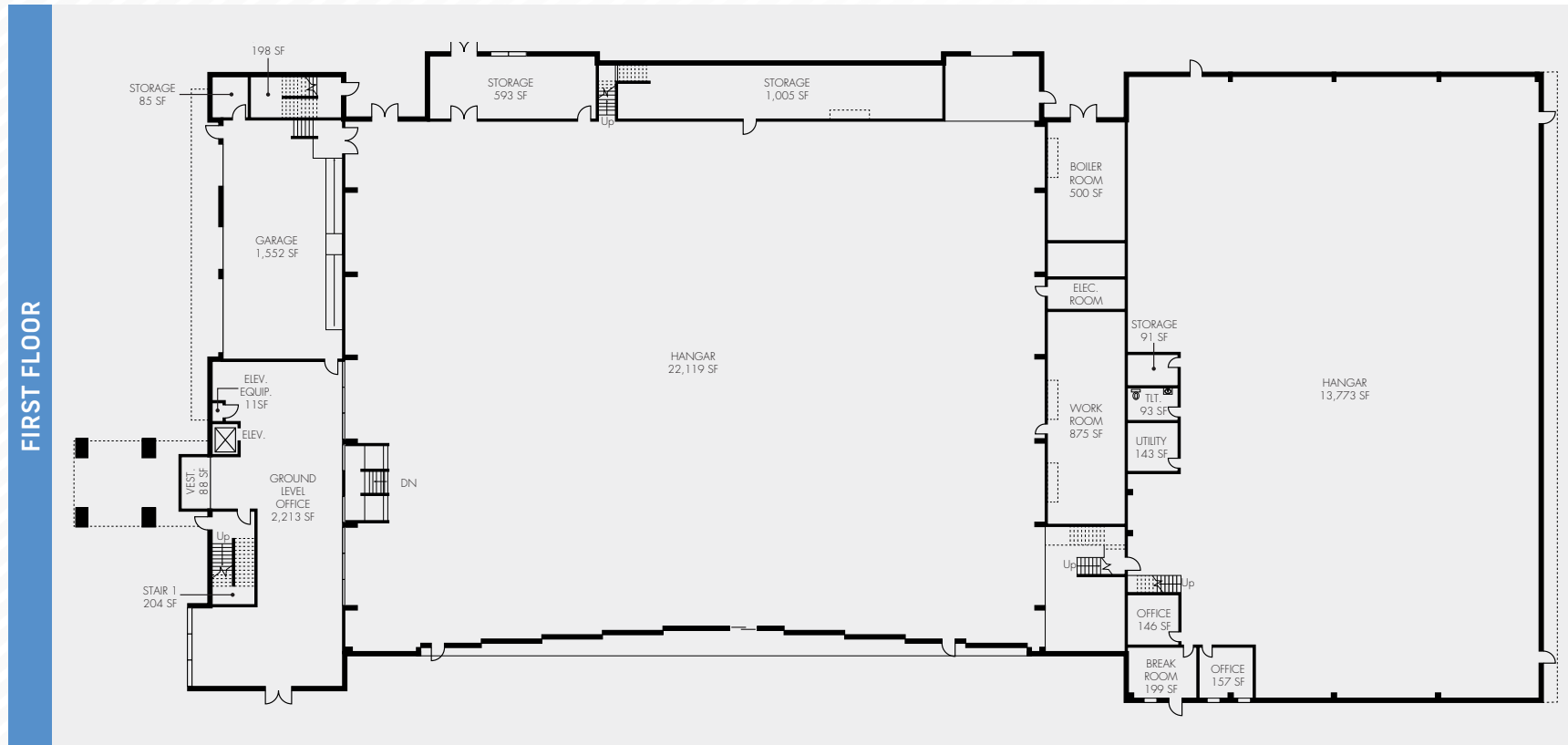
PROPERTY OVERVIEW

CBRE is pleased to offer this premier opportunity to purchase a state-of-the-art +/-55,673 SF aircraft hangar facility located at the Northern Colorado Regional Airport on fee simple land. The facility includes two separate hangars: the +/-40,171 SF North Hangar and the +/-15,502 SF South Hangar, as well as its own fuel farm consisting of a 30,000 gallon and a 20,000 gallon below-ground fuel tank. This exceptional facility includes ample high-end office space, storage, mezzanine, and common area space, as well as a personal garage. This would be an ideal fit for a large private flight department, MRO, aircraft charter company, or other aviation-related businesses.

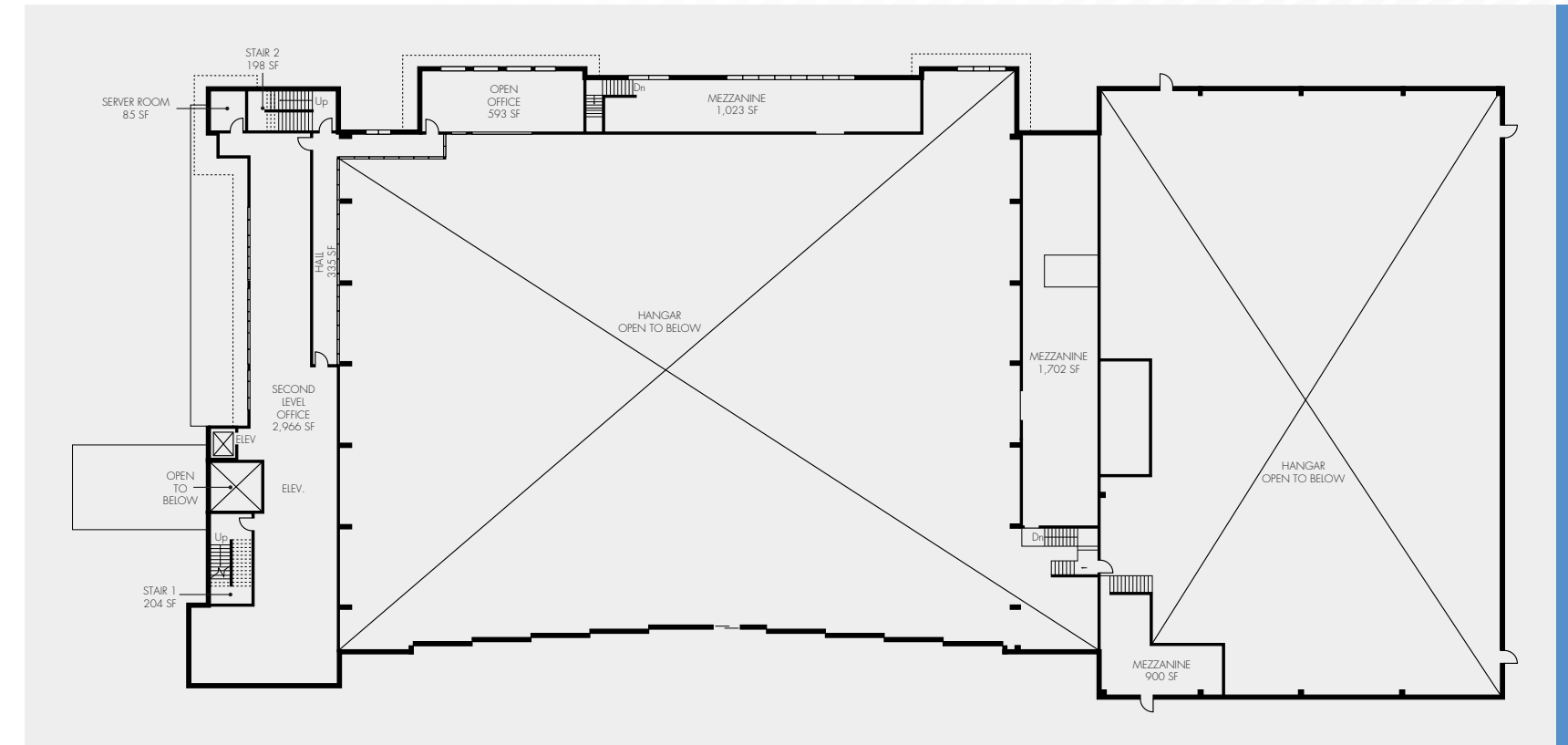
Price: \$19,500,000



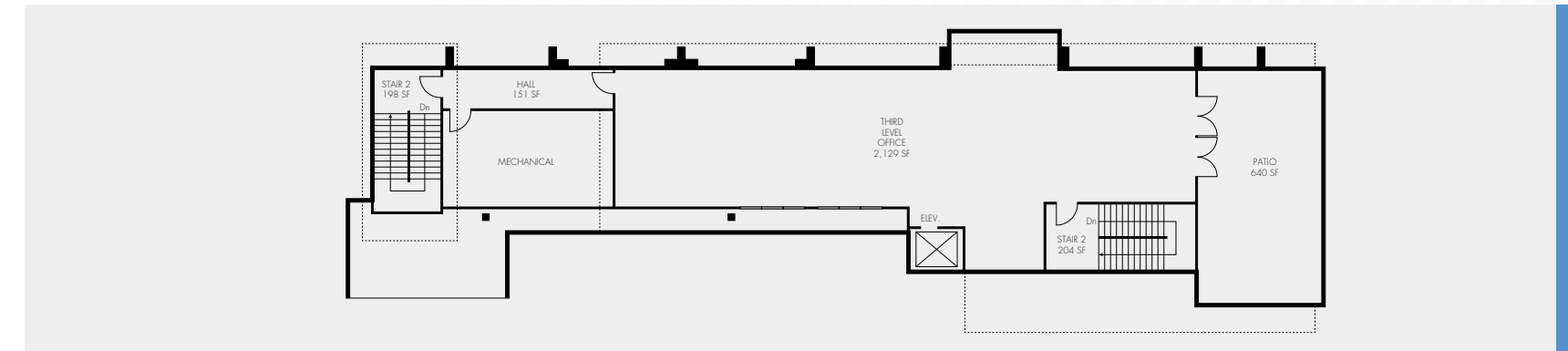
FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



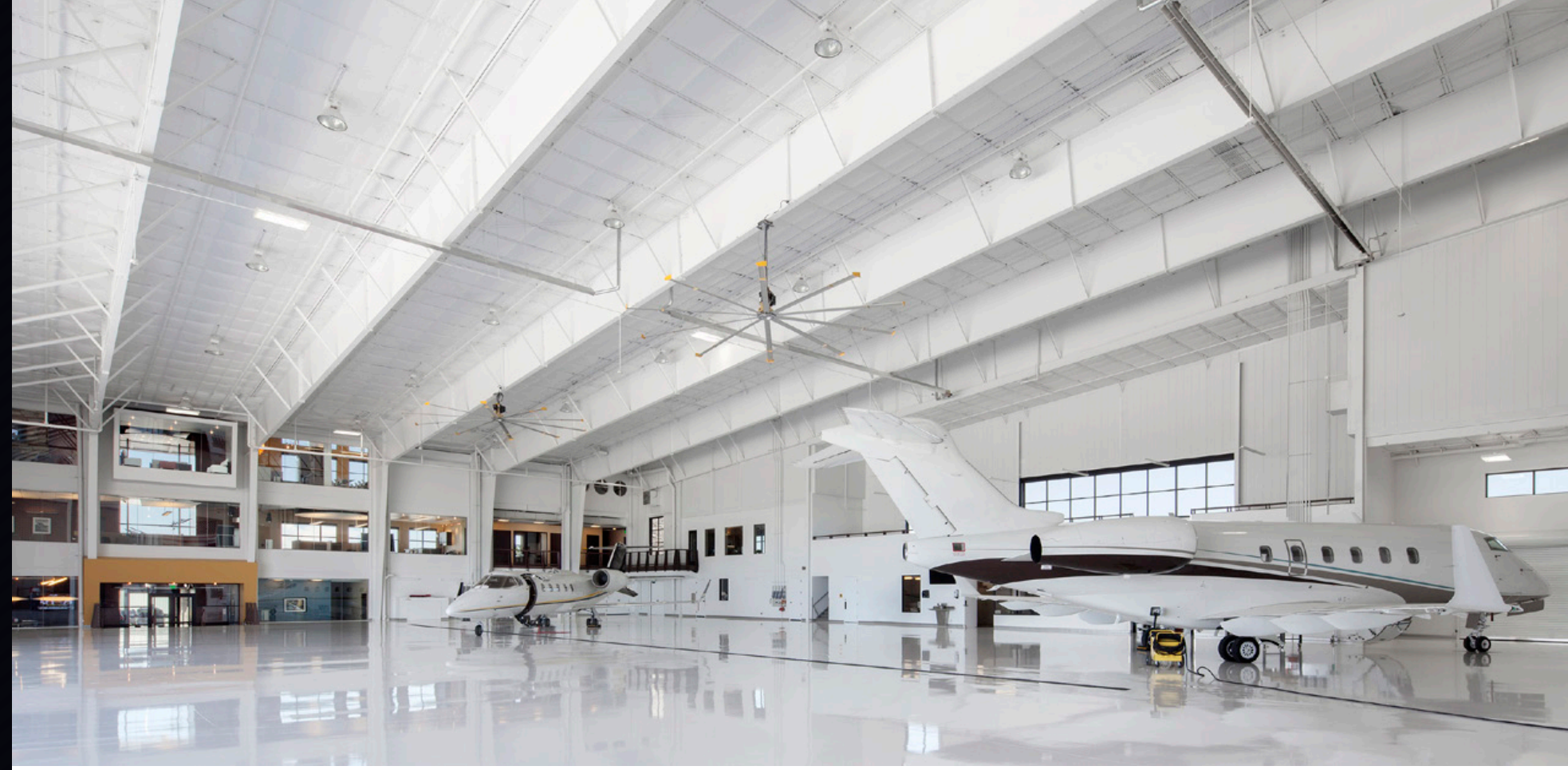
DECK

Highlights

- ◊ Located on fee simple property instead of a ground lease
- ◊ Enhanced overhead lighting
- ◊ High gloss epoxy floor
- ◊ "Big Ass" Fans
- ◊ One 20,000 gallon and one 30,000 gallon below ground fuel tank
- ◊ Heated hangar floors, heated garage floors in all 5 bays, and ramp space
- ◊ Commercial kitchen
- ◊ Gym

Space Breakdown:

Function	SF
Office	8,204
Server/Elec/Boiler	1,039
Storage	1,774
Mezzanine	3,625
Common Area	3,587
Personal Garage	1,552
Hangar	35,892
Total	55,673





AREA MAP



NORTHERN COLORADO REGIONAL AIRPORT

Situated between Fort Collins and Loveland, the Northern Colorado Regional Airport is a primary commercial service airport. It offers favorable drive times to popular ski resorts in the area, and serves the tourist areas of northern Colorado. The airport has two runways, the longest of which is 8500 x 100 feet. There is one FBO servicing the airport, jetCenters of Colorado.

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BROKER CONTACTS

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