

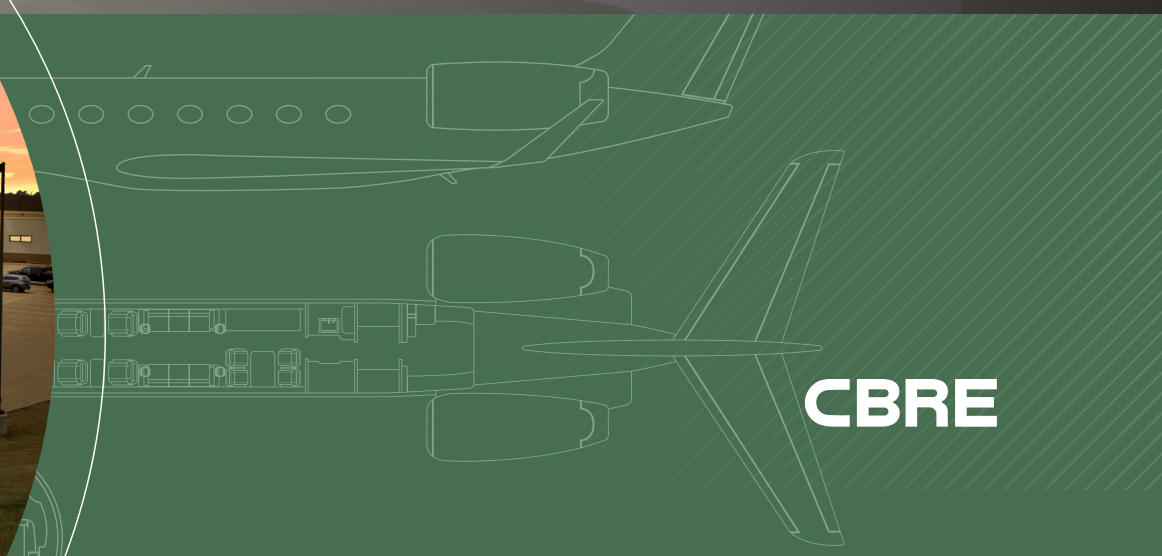


±88,145 SF
PREMIER AIRCRAFT HANGAR
MAINTENANCE, AND OFFICE FACILITY

FOR SALE OR LEASE



7022 W Middle Road, Peoria, IL 61701



CBRE

CBRE IS PLEASED TO OFFER AN APPROXIMATELY ±88,145 SF PREMIER AIRCRAFT HANGAR FACILITY FOR SALE OR LEASE AT THE GENERAL WAYNE A. DOWNING PEORIA INTERNATIONAL AIRPORT.

The facility includes two ±36,005 SF hangar bays, ±10,321 SF of combined office, conference, break, and shop space, a ±5,814 SF parking garage, along with approximately ±110,000 SF of private ramp space. This is an excellent opportunity to purchase or lease a hangar at an exceptional value in an increasingly expensive hangar market, and would be an ideal fit for one or more private flight departments, MROs, FBOs, aircraft service centers, or aviation manufacturing companies. This facility also features two fuel cabinets with two 20,000 gallon in-ground tanks.

PROPERTY OVERVIEW

Address	7022 W. Middle Road Peoria, IL 61701 General Wayne A. Downing Peoria International Airport
Site Area	±8.37 Acres
Year Built	2013
Ground Lease	Through Oct. 31, 2033, with renewal options available
Building Square Footage	±88,145 SF Hangar: Two ±36,005 SF bays, with ceiling height slanted from ±39' 6" to ±45' 3" Office, Shop, etc.: ±10,321 SF
Car Parking	98 outdoor parking spaces, ±5,814 SF parking garage (10 oversized spaces)
Ramp	Approximately ±110,000 SF private ramp with vehicle gate
Hangar Doors	(4) Norco doors, each one ±29'-1" tall x ±120' wide floating doors and epoxy floors
Fire Protection	Wet sprinkler system throughout the facility & Aqueous foam system in hangar bays
HVAC	Radiant heat in hangar bays
Utilities	Ameren utilities, 480 VAC, 500kVA electrical service
Fuel Farm	Two fuel cabinets with two 20,000 gallon in-ground tanks
Other	Fenced perimeter, badge/intercom access Generator for emergency power backup Dedicated room for air compressor with multiple connections throughout Dedicated hazmat room, and shop areas

HIGHLIGHTS

- Ameren utilities, 480 VAC, 500kVA electrical service
- Two fuel cabinets with (2) 20,000 gallon in-ground tanks
- Radiant heat in hangar bays with Wi-Fi, and GPS repeaters
- Hangar fall protection rail system
- Six utility walls with 115/400Hz AC power cords, 480v, 277v, and 110v connections, water, and air compressor connections
- RO water system
- Dedicated room for air compressor with multiple connections throughout
- Dedicated hazmat room, and shop areas
- Wet sprinkler system throughout the facility
- Aqueous foam system in hangar bays
- Fenced perimeter, badge/intercom access
- Security cameras and alarm system throughout
- Interior storm shelter
- Caterpillar generator for emergency power backup

AMENITIES

- Flight kitchen with large catering appliances, and commissary
- Employee breakrooms with kitchen facilities
- Employee bathroom/locker rooms
- Passenger lounge and refreshment bar
- Conference room with TV and screen projector
- Washrooms with walk-in shower



CONFERENCE ROOM

GENERAL WAYNE A. DOWNING PEORIA INTERNATIONAL AIRPORT

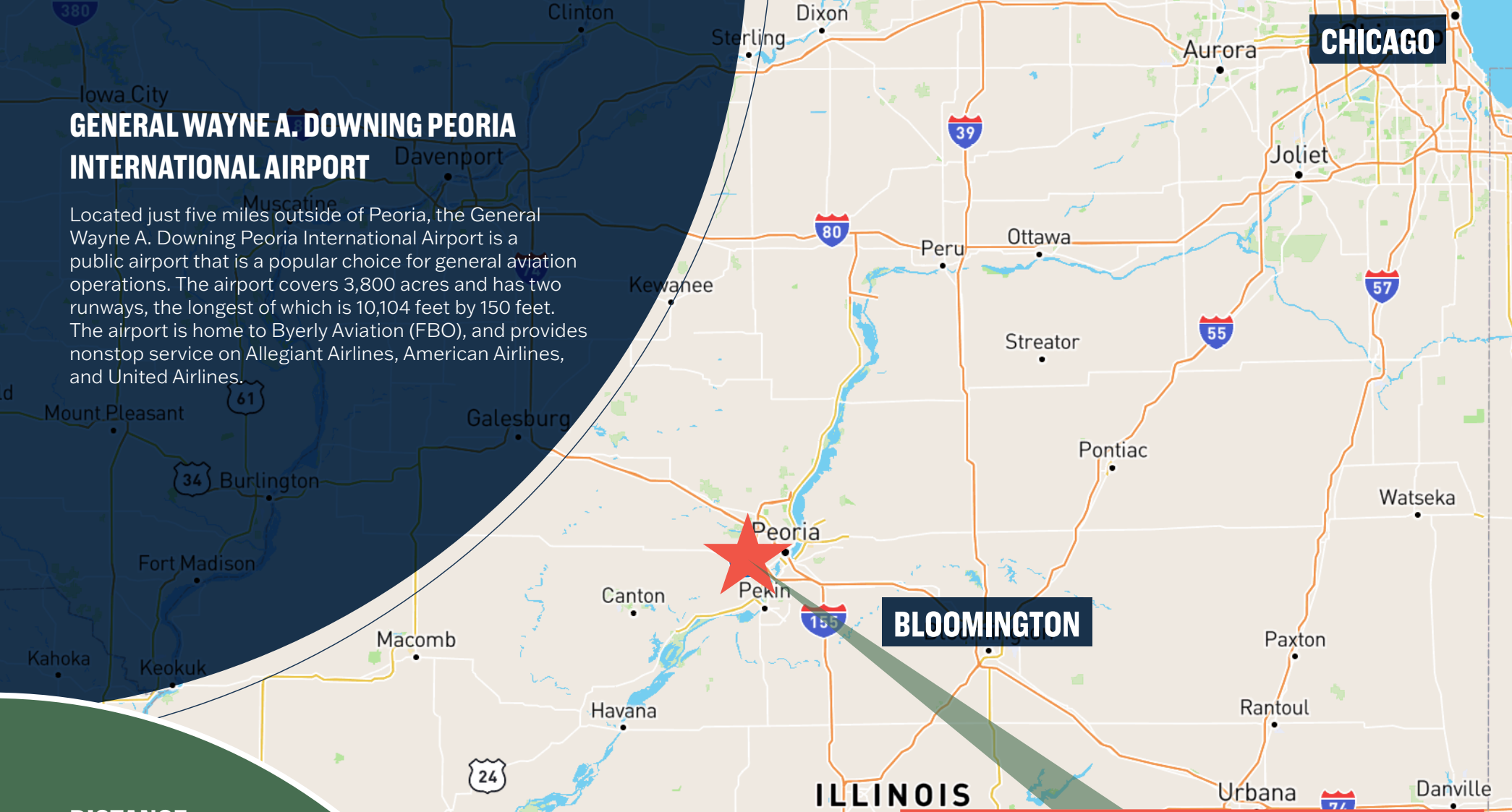
Located just five miles outside of Peoria, the General Wayne A. Downing Peoria International Airport is a public airport that is a popular choice for general aviation operations. The airport covers 3,800 acres and has two runways, the longest of which is 10,104 feet by 150 feet. The airport is home to Byerly Aviation (FBO), and provides nonstop service on Allegiant Airlines, American Airlines, and United Airlines.

DISTANCE:

43 MILES to Bloomington

79 MILES to Springfield

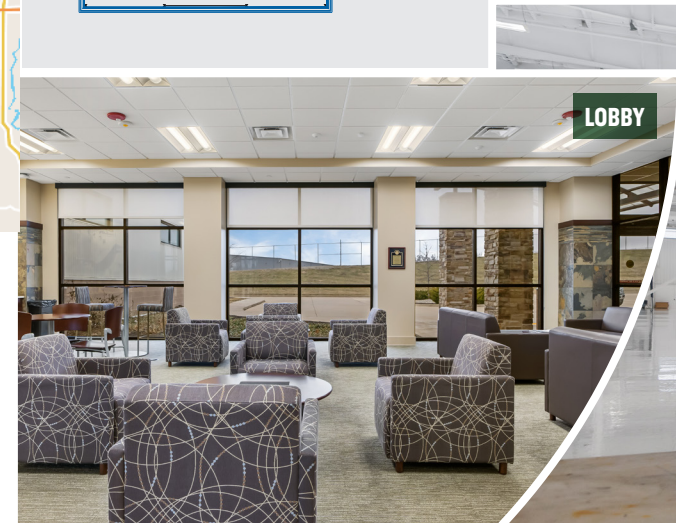
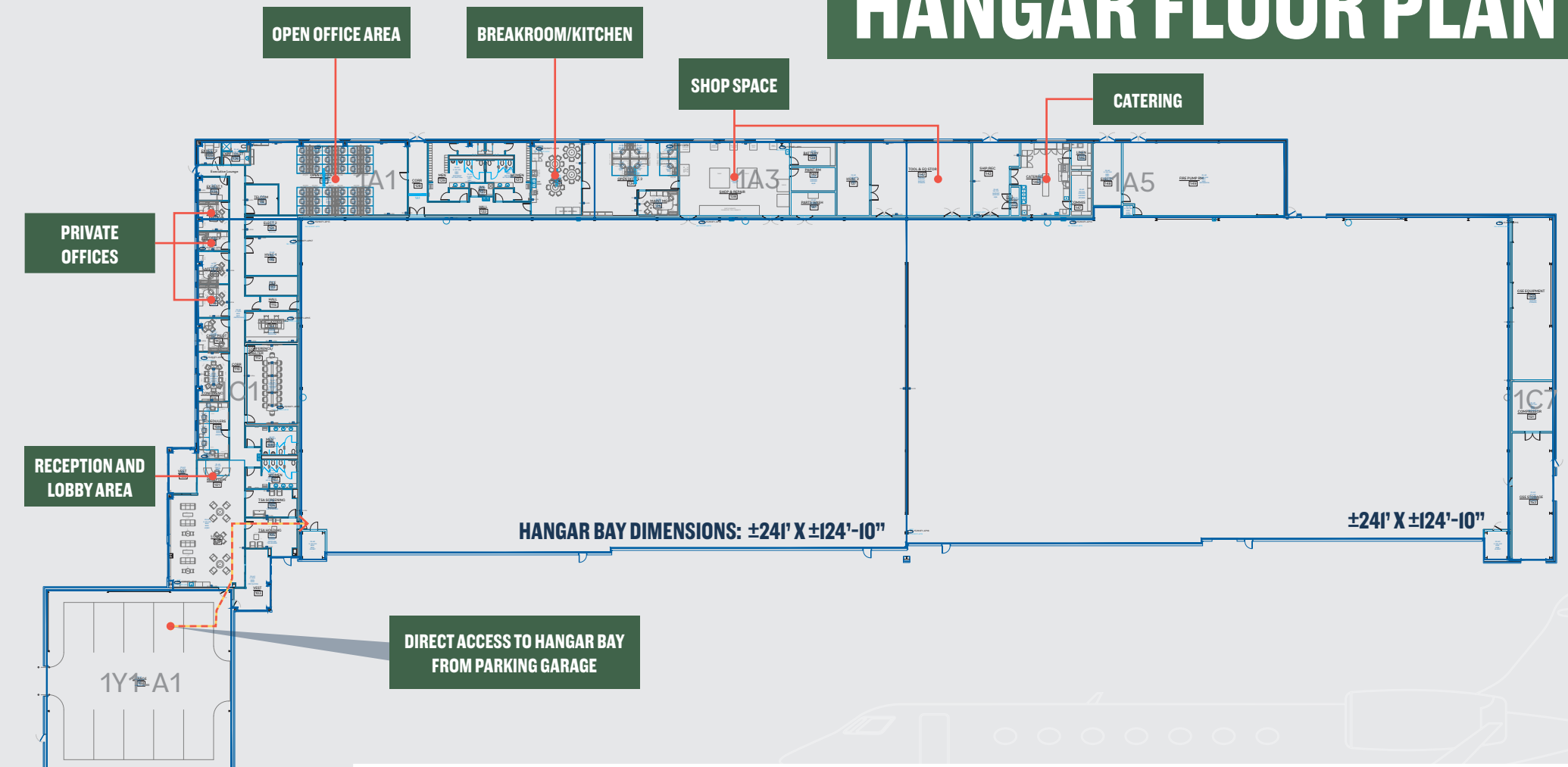
172 MILES to Chicago

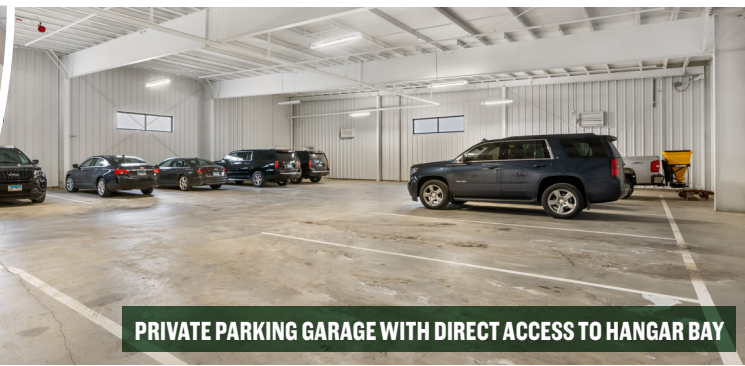


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HANGAR FLOOR PLAN





PRIVATE PARKING GARAGE WITH DIRECT ACCESS TO HANGAR BAY



UTILITY STUB WALLS



KITCHEN/BREAKROOM



CATERING



LOBBY



LOBBY





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