

# WILLOWBROOK PARK ON CENTENNIAL AIRPORT

The following hangar located in **Willowbrook Park** is available for lease:

## Hangar 5:

Hangar Space: 8,100 sq. ft.



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# WILLOWBROOK PARK

Willowbrook Park is a corporate hangar development located on Centennial Airport (APA). The project consists of fifteen hangars plus office space in four buildings built on 8.26 acres in 2003. Willowbrook Park is the premier corporate condominium hangar development on Centennial Airport.

The following attributes are common to all Willowbrook Park hangars:

- Door Engineering Hangar Doors: Premier solid tip-up canopy door
- AmbiRad Infrared Heating System: Highly efficient heating system
- Parking Area: No need to enter restricted area to park adjacent to or enter the hangar
- Metal Halide Overhead Lighting: Provides high luminous efficacy
- Vehicle Doors: Overhead with remote opener
- Restrooms
- Fire Alarm: Central Station Monitoring
- Clerestory Windows: High in the sidewalls; provides excellent natural light
- Personnel Doors: Two with exterior lighting and exit lights/markings
- Sprinkler System: Water



# HANGAR 63-5

- Dimension: 90' x 90'
- Hangar Door: 80' x 26'  
Open Height: 24.5'
- Address: 13340 E. Control Tower Road, Englewood, CO 80112

**Available Space:** 8,100 square feet





# HANGAR AMENITY DESCRIPTION

## Hangar Doors:

The hangar doors are Tip-Up Canopy doors (except Hangar 1 which has a bottom rolling door) designed and manufactured by Door Engineering & Manufacturing, Inc. ([www.doorengineering.com](http://www.doorengineering.com)). This door system provides a weather-tight seal and maintains a quick, yet stable motion. Minimal side room requirements of the Tip-Up Canopy door allow for maximum access to the facility with the benefit of long-lasting dependability.

The one-piece Tip-Up Canopy door system has multiple wire rope pick-up points attached to the front of the door framing that are run to the counterweight and floor mounted operator assembly. The wire rope provided has a minimum safety factor of 5:1 at each of the pick-up points.

The opening vertical rise movement is followed by a simultaneous tilting and rising motion to the horizontal full-open position, with the bottom portion of the door projecting outside to form a canopy.

Tip-Up Canopy doors clear an opening at a quick rate of speed. The high-speed operation of the Tip-Up Canopy door minimizes heating and cooling losses and reduces waiting time resulting in increased productivity and energy efficiency.



## Infrared Radiant Heating:

The infrared heating units are designed and manufactured by AmbiRad ([www.ambirad.com](http://www.ambirad.com)). The internal air temperature for radiant heated buildings may be lower than for a conventionally heated building to achieve the same level of body comfort, when adjusted so the perceived temperature is actually the same. One of the key advantages of radiant heating systems is a much decreased circulation of air inside the room and the corresponding spreading of airborne particles.

A gas fired infrared heating system emulates the efficiency of the sun. This method of heating allows the source of heat to begin at floor not ceiling level. Once the infrared energy is absorbed by floors, machinery, stock and people, it is re-radiated to warm the surrounding air. This makes it the most efficient and effective heating method for the diverse conditions present in warehouses, storerooms and other immense structures.



## Metal Halide Lighting:

Metal Halide lamps have high luminous efficacy of around 75 - 100 lumens per watt, which is about twice that of mercury vapor lights and 3 to 5 times that of incandescent lights. Lamp life is 6,000 to 15,000 hours and produce an intense white light.



# CENTENNIAL AIRPORT

Centennial Airport (IATA: APA, ICAO: KAPA), is conveniently located in the center of The Denver Technological Center, surrounded by 23 individual business parks, and only 13 miles from downtown Denver. The airport opened on May 12, 1968 and has grown steadily since that time to become the 2nd busiest General Aviation airport and the 17th busiest of all types of airports in the US. Centennial Airport is an international facility with 24 hour US Customs, a 24/7 Federal Aviation Administration control tower, and all weather capability. Centennial has three runways, ranging from 4,800 feet to 10,000 feet in length.

Centennial Airport is used regularly by a variety of very important flights, such as Flight for Life, various medical flights, and Law Enforcement among others. The airport also offers support for a number of flight schools, flying clubs, air charter services, aircraft sales services and aircraft maintenance services, as well as being an important hub for commerce and trade. The economic impact of the airport to the local community is estimated to be in excess of \$2.1 billion annually.

