

Hangar For Sale

MAYO AVIATION HANGAR (H-3)

The following facility located on Centennial Airport (APA) is available for sale:

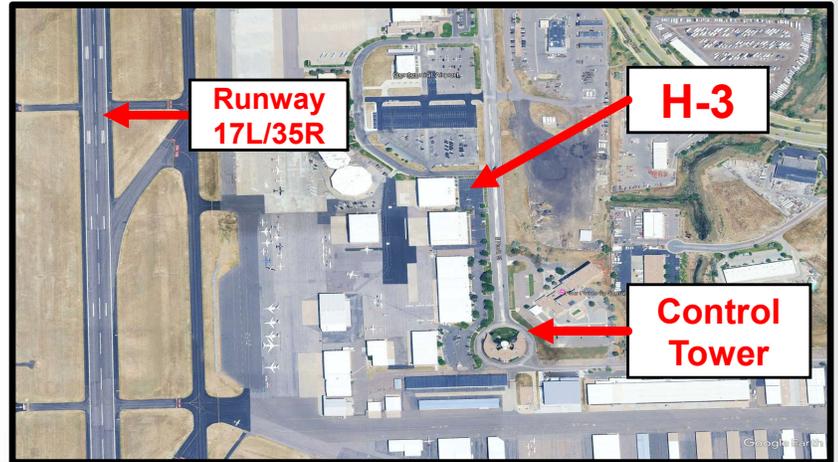
Building Space: 30,190 SF

Hangar: 19,200 SF

Office: 10,990 SF

On-Site Parking: 50 Spaces

Lot Size: 76,683 SF



Will Schippers
Stjgend Real Estate, LLC
303-809-0751
Will_WLSLLC@msn.com
www.stjgend.com

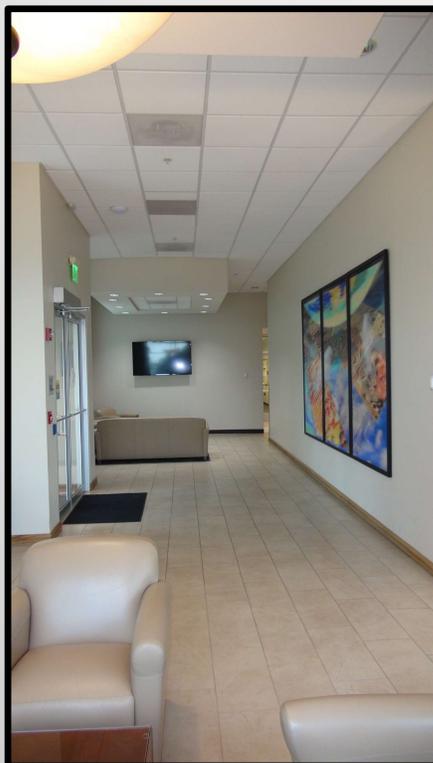
H-3:

- Hangar: 160' wide by 120' deep
 - Door open size is x120' wide by 28' high
- Office: 159' long by 34' wide; two stories
- Located on Peoria St. near the primary north/south runways, the control tower, jetCenters FBO, newly remodeled Sheraton Four Points Hotel and the Perfect Landing restaurant.



Facility Amenities:

- Ground Lease: Long-term ground lease with jetCenters of Colorado
- Hangar Door: Bottom rolling uni-lateral eight section door (Door Engineering)
- Infrared Heating System: Highly efficient heating system
- Parking Area: No need to enter restricted area to park and enter the facility
- LED Overhead Lighting: Provides high efficacy "daylight" lighting
- Restrooms: Four in office area; one in hangar, with shower
- Electrical: Commercial three-phase service
- Post-Tensioned Concrete Floors: Reduces shrinkage, cracking, movement
- Fire Alarm: Central Station Monitoring
- Facility Security System: Card/badge access.
- Clerestory Windows: High in the hangar door; provides excellent natural light
- Personnel Doors: Five in hangar with exterior lighting and exit lights/markings
- Vinyl Covered Insulation: High R-value on all walls, ceiling and hangar door
- Sprinkler System: Water
- Steel Framework: Painted in bright white
- Exterior Floodlights: High intensity lights on timer switches



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 among the top 17 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 4800 feet to 10,000 feet in length.