

FOR SALE

5195 Front Range Parkway

Denver (Watkins), Colorado



Only hangar at Front Range Airport with sprinklers that is built to accommodate a G-5 airplane. Approved for non-aviation use. Parking lot with ample parking. Land lease with AMJET for 50 years with renewal options. Just 15 minutes from DIA with shuttle service and 35 minutes from Downtown Denver.

Front Range Airport has embarked on an aggressive renovation of its Executive Terminal, which will be complete the middle of August, 2011. The renovation will put Front Range Airport on par with other commuter airports in the Denver area, featuring a new customer service counter, relaxing pilots lounge, upgraded café serving beer & wine, meeting/conference rooms, weather room and newly decorated lobby area. A training/conference room in the Executive Hangar is now complete as part of the "Event Center" plans for the Airport. *Please see reverse for aerial.*

Features

Gross Bldg. SF:	33,772	Loading:	1 Roller door (116' x 28') 1 Drive-in door
Available SF:	33,772	Flooring:	7.5' Concrete floor
City:	Watkins	Heating:	Radiant heat
County:	Adams	Power:	600 Amps / 3 phase
Land Size:	76,677	Paint Booth:	75x75
Zoning:	AV	Bathrooms:	2 ADA bathrooms within the hangar
Clear Height:	28'	Aircraft Operation:	216/Day
Taxes:	\$8,280.96 (2010)	Based Aircraft:	392
Construction:	Steel		
Hangar Dimensions:	160' x 180'		

For more information, please contact:

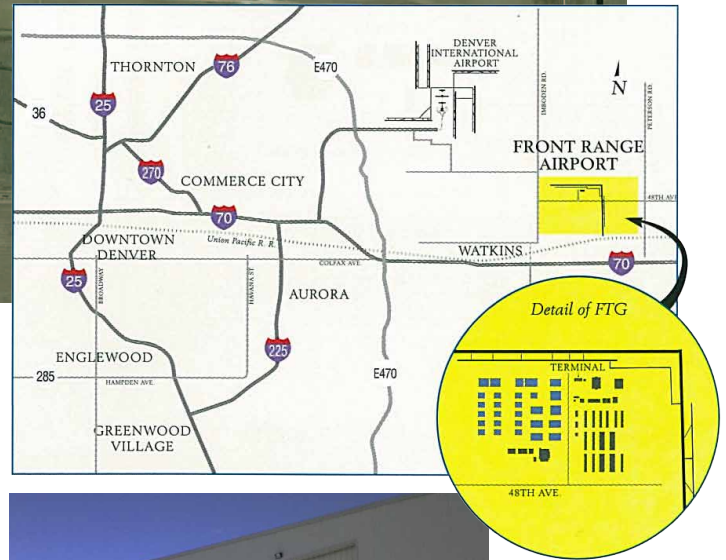
Kittie Hook, Senior Vice President
303-312-4265
khook@ctfuller.com

1515 Arapahoe Street, Suite 1200
Denver, Colorado 80202
ph: 303-292-3700
fx: 303-534-8270

www.ctfuller.com

5195 Front Range Parkway

Denver (Watkins), Colorado



Listing #20420

For more information, please contact:

Kittie Hook, Senior Vice President
303-312-4265
khook@ctfuller.com

1515 Arapahoe Street, Suite 1200
Denver, Colorado 80202

ph: 303-292-3700
fx: 303-534-8270

www.ctfuller.com