

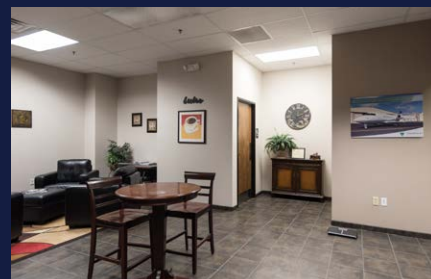
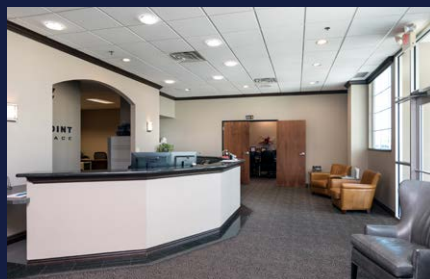
# 81,500 SF | AEROSPACE FACILITY FOR SALE



**KDTO**

**Denton Enterprise Airport**

5035 Warbird Drive | Denton, Texas 76207



**HANGAR ONE** | 22,200 SF  
OVERALL DIMENSION 185' WIDE X 125' DEEP  
HANGAR DOOR OPENING 160' X 28'

**HANGAR TWO** | 36,000 SF  
OVERALL DIMENSION 225' WIDE X 160' DEEP  
HANGAR DOOR OPENING 200' X 34'  
(WITH TAIL DOOR TO 46')

#### **FACILITY DATA**

- Facility situated on 4.74 Acres
- 81,500 SF Total Facility
- 23,300 SF Climate Controlled Office & Shop Space
- 58,200 SF Hangar Space
- Large Concrete Aircraft Parking Apron
- 105 Auto Parking Spaces

#### **FACILITY AMENITIES**

- New Thermoplastic Polyolefin (TPO) Roof in July 2017
- Hangar Insulated, Big Ass Fans & Epoxy Painted Floors
- 3 Phase 480-V Electric, Compressed Air & Exhaust Fans
- Executive Customer Lobby, Customer Lounge & Bistro
- Conference Rooms & Executive Offices
- Parts Rooms, Aircraft Interior Shop & Avionics Shop

#### **POTENTIAL FACILITY USES**

- Aerospace Defense Contractor
- Aircraft Manufacturing
- Fixed Based Operator (FBO)

- Aircraft Charter, Aircraft Sales, Aircraft Maintenance
- Aircraft Completion Center
- Major Repair and Overhaul Facility
- Aviation Related Investment Property

#### **LAND LEASE**

- Long-term land lease with the City of Denton
- 4.74 acre tract of land (206,475 SF)
- Land Lease Rate: \$4,467.98 per month (\$0.26 PSF/YR)
- Land lease term through November 30, 2054

#### **LEASEHOLD PURCHASE PRICE**

- **\$6,950,000.00 (\$85.28 PSF)**

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