

HANGAR 65

HAGERSTOWN REGIONAL AIRPORT

*Location qualifies for July 1st aircraft tax exemption law!



**HIGH-END 60,000 SF
AIRCRAFT HANGAR
FACILITY**

FOR LEASE



WE BUILD THROUGH INSIGHT AND CONNECTION

HANGAR 65

HAGERSTOWN
REGIONAL AIRPORT

18339 AIRPARK DR.
HAGERSTOWN,
MD 217741

PROPERTY OVERVIEW

This is an exclusive opportunity to acquire a high-end 60,000 SF aircraft hangar facility in the Greater Washington area. Located at the Hagerstown Regional Airport, just a 35-minute flight or 90-minute drive northwest of DC/Baltimore area. Built in 2007, the facility is in excellent condition. Purpose built for an MRO/defense contractor the facility is well equipped for a variety of aviation services and business applications, including MROs, flight departments, aircraft service centers, and other aviation related businesses. At 40,000 square feet the hangar footprint is substantial, and capable to accommodate heavy and ultra-long-range aircraft or a large MRO. The state-of-the-art hangar has a heated floor system, compressed air, 208/120 VAC 3 phase, and foam fire suppression.

Features include:

- Site/Dimensions: 165,716 SF or 3.8 acres (200 x 315)
- Parking space for 120 vehicles
- 60,000 SF facility: 20,000 SF office/shop and 40,000 SF hangar bay
- Hangar Door: 180 ft. wide x 44 ft. tall
- Hangar Bay: 200 ft. wide x 200 ft. deep
- Pocket door system
- Epoxy floor in excellent condition
- Heated floor system (new boilers)
- Apron: 64,825 SF of concrete ramp/apron
- Adjoining Taxilane H: 50 ft. width asphalt, can accommodate large corporate/BA aircraft
- Direct access to the main runway 09/27
- Competitive fuel pricing (Rider Jet Center)
- A/C heat/cool for offices
- Electrical: 208/120 480 VAC three phase
- Compressed shop air available throughout the facility

Annual Lease Rate: \$11.00 per SF/YR

Term: Minimum 1 Year



CENTENNIAL AIRPORT
8082 S INTERPORT BOULEVARD
SUITE 290
ENGLEWOOD, CO 80112

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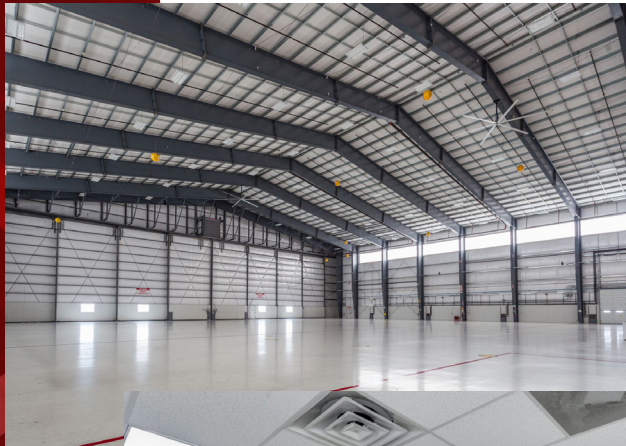
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BUSINESS ECONOMIC INCENTIVES

Known for its pro-business climate, Washington County offers various incentive programs to accommodate, expand or relocate business to the area. The Washington County Department of Business engages with a variety of businesses to find programs that may support their business model. Currently the county offers the following incentives to businesses looking to locate in the area:

- Recent Maryland parts and components tax exemption passed
- Foreign Trade Zone (FTZ)
- Qualified Opportunity Zone
- Enterprise Zone Tax Credits
- High Performance Commercial Building Tax Incentive Program
- Job Creation and Capital Investment Real Property Tax Ordinance



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(Washington County, MD):

Hagerstown Regional Airport (HGR) is full-service towered airport hosting both general and commercial aviation service. The airport has over 46,000 operations a year and is considered a centrally located business hub for the greater Washington and Pennsylvania area. The airport has a storied history being one of the main production sites for the Fairchild Aircraft company producing such aircraft as the A-19 Thunderbolt C-119 and Fokker F27. The airport terminal is currently undergoing an expansion, which is expected to be completed within the next several months.



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BA

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