COLORADO AIR & SPACE PORT

HANGAR FOR SALE

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COLORADO
AIR & SPACE PORT

The following hangar located on the Colorado Air and Space Port (CFO) is available for sale:

Hangar B: North Hangar in Duplex Hangar Building
4,500 Square Feet
Door: 62’ Wide
18.5’ Open Height

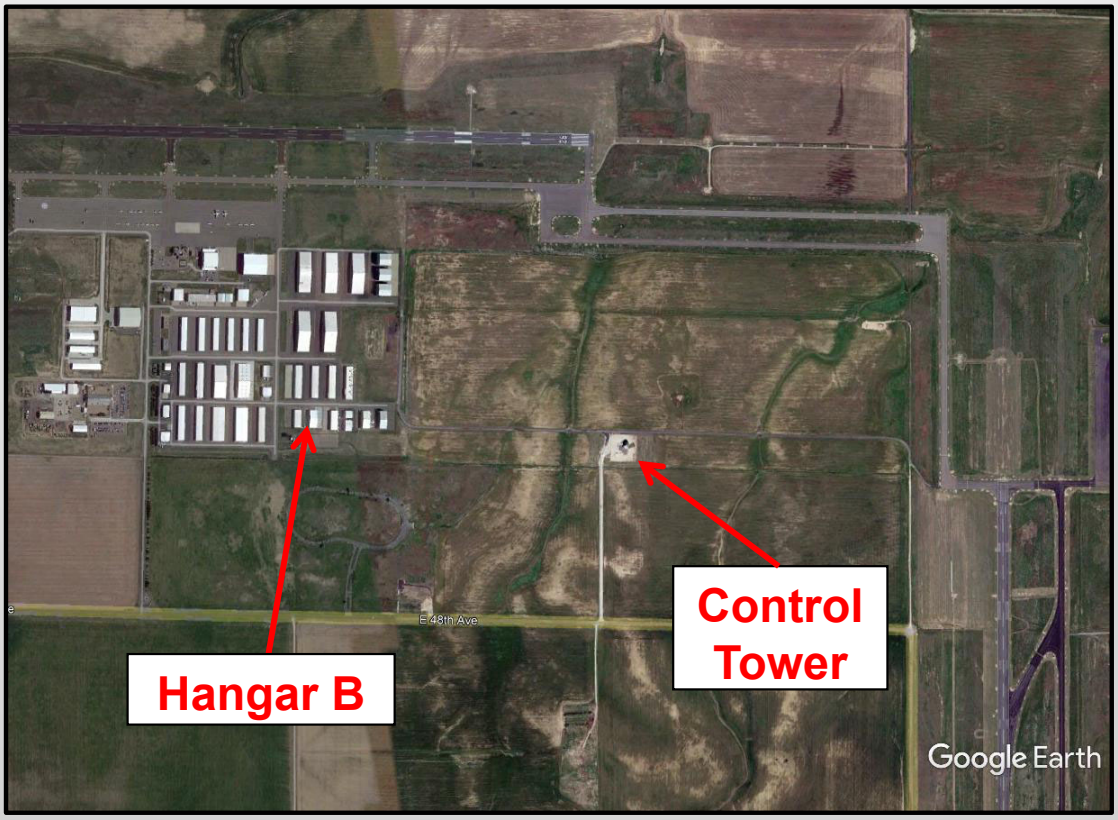
COLORADO AIR & SPACE PORT

Colorado Air and Space Port (CFO) was established in 1984 as the Front Range Airport. The vision for the airport was to enhance the economy of the eastern Denver metropolitan and eastern Adams County areas. The vision has been supported by CFO having two 8,000' x 100' runways and three full precision instrument land systems (ILS). In 2005 CFO became home to the tallest general aviation air traffic control tower in North America and established controlled airspace around the airport traffic area.

CFO offers outstanding aviation related services and easy access to the Denver metropolitan area, including Denver International Airport (DEN) and Interstates 70, 225 and E470. CFO, located just eight miles from DEN, is poised to achieve new heights of prosperity for the commercial space industry. Currently over 400 companies operating in Colorado are related to the space industry.

CFO is well positioned for aviation and commercial space development as it is located on 3,100 acres of developable land. CFO has cooperated with local governments in establishing itself as the home to the Colorado National Guard Armory, the Colorado Department of Transportation Aeronautical Division and the Colorado State Patrol.

CFO is at the forefront of the future as a partner to government and private industry in the technological development of sub-orbital flight and aerospace research and development.



HANGAR B

- 4,500 square feet hangar space
  - 9,000 square foot building consisting of two hangars
- 10,500 square feet of ramp space
- Lot Size: 27,360 square feet
- Hangar Space Dimension: 75’ Wide X 60’ Deep
- Hangar Door: 62’ x 18.5’
  Open Height: 18.5’
  PowerLift Hydraulic Door
- Electrical: 200 amp commercial service
- Hangar Floor: Reinforced concrete, over-excavated sub-grade
- Restrooms: 1
- Construction Completion: June, 2021
- Address: 37750 50th Avenue, Watkins, CO 80137

HANGAR AMENITIES

- Ground Lease: Thirty-Eight Years Plus Two Five-Year Options to Extend
- Ramp/Apron: 175’ wide by 60’ deep
- One-Piece Hydraulic Canopy Door: Provides high level of wind & weather protection
- Gas Infrared Heating: Highly efficient radiant continuous tube heating system
- Hangar Floor: Polished concrete
- Wall Finish: 8’ powder-coated lining on exterior walls
- Seamless Roofing: Long life with little maintenance
- Vinyl Encapsulated Insulation: High R-value on all walls, ceiling and hangar door
- LED Overhead Lighting: Provides high luminous efficacy
- Steel Framework: Painted
- Windows: Two in sidewall; provide excellent natural light
- Exterior Floodlights: High intensity lights
- Restrooms: One restroom
- Mop Basin: Provides easy access to hot/cold water for cleaning
- Vehicle Overhead Door: 10’ W x 14’ H door for entry of large vehicles into the hangar
- Parking Area: No need to enter restricted area to park adjacent to or enter hangar
- Personnel Doors: Two with exterior lighting

HANGAR AMENITY DESCRIPTION

Hangar Door:

The hangar door is a 62 feet wide by 18.5 feet high PowerLift Hydraulic Door. The door is a one-piece canopy structure designed to reduce structural loads on the building. The PowerLift Hydraulic Door provides high wind-load levels and low maintenance costs.

The PowerLift door minimizes the open-height loss of the door opening which reduces the total height requirement of the building. When closed, the door seals tightly which reduces the effect of adverse environmental elements.

Infrared Radiant Heating:

The heating units are gas-fired infrared radiant continuous tubes. 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 hangars, warehouses, storerooms and other immense structures.

LED Lamp Lighting:

A light-emitting diode (LED) lamp converts electrical energy into useful light much more efficiently than other types of lamps, radiate very little heat and light-up instantly. The luminous efficacy of an LED light fixture can exceed 220 lumens per watt, 4 to 5 times that of mercury vapor lights, and 6 to 10 times the efficacy of an incandescent bulb with comparable light output. Lamp life is normally over 50,000 hours, which, combined with the important increase in electrical efficiency, makes the overall cost of LED lamps significantly cheaper than alternative bulb types.