

FOR SALE

HAYWARD EXECUTIVE AIRPORT

HANGAR "M-3"

20185 SKYWEST DRIVE

Hayward, CA 94541



PROPERTY HIGHLIGHTS

CBRE is pleased to offer this opportunity to purchase a high-end private hangar facility in the Bay Area for an exceptional value. The facility is located in the ParkAvion complex at Hayward Executive Airport in the heart of the San Francisco Bay Area.

Crafted from glass and paneled steel, the facility features dramatic window walls, flooding the space with natural light. Inside, florescent lighting, insulated steel walls, and Tennant™ floor coatings create an environment of streamlined efficiency. The decreased drive time made possible by the 2003 widening of the San Mateo Bridge has made it an excellent alternative to the more congested Bay Area airports.

ACQUISITION PRICE: \$1,075,000

Average Monthly Operating Expense:	\$3,014
Monthly Property Taxes:	<u>\$1,180</u>
Total Average Monthly Opex:	\$4,194



www.cbre.us/sanjose

CBRE

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FACILITY INFORMATION

TOTAL SQUARE FOOTAGE

- + Hangar: 8,400 RSF
- + Office: 559.5 RSF

AIRPORT RUNWAYS

- + Runway 10R/28L: 5,694 x 150 ft.
- + Runway 10L/28R: 3,107 x 75 ft.

OFFICE/RESTROOM/KITCHENETTE

- + Private office with custom built-in desk and cabinets
- + Unisex restroom
 - Tile throughout
 - Private walk-in tile shower
 - Storage lockers
- + In-Hangar Kitchenette
 - Large stainless steel sink with garbage disposal
 - Stainless steel GE Profile refrigerator and dishwasher
 - GE Spacemaker stackable washer and dryer
 - Water cooler
 - Custom cabinets and drawers with pull-out pantry
 - Portable microwave and coffee maker
 - Space for built-in wine coolers

HANGAR DOOR

- + Bi-Fold: Wilson doors
- + Width: 74'-0"
- + Clear Height: 28'-0"

SECURITY SYSTEM/FIRE PROTECTION

- + Third-party monitored security alarm and fire detection/alarm system
- + Private security system with PTZ video surveillance and electronic access controls
- + Fire sprinkler system
- + (3) fire extinguishers

FUEL PRICING

- + Preferred cost plus fuel pricing for the exclusive benefit of ParkAvion tenants.

HANGAR/OFFICE ELECTRICAL

Outlets

- + (8) 110 volt/single-phase/duplex
- + (7) 110 volt/single-phase/4plex
- + (2) 250 volt/three-phase/30 Amp
- + (1) 250 volt/three-phase/60 Amp
- + (1) 250 volt/three-phase/30 Amp

Lighting

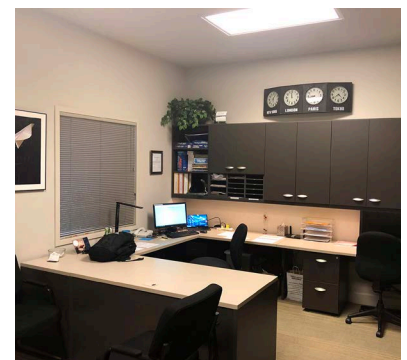
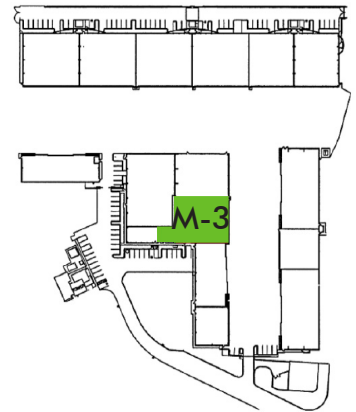
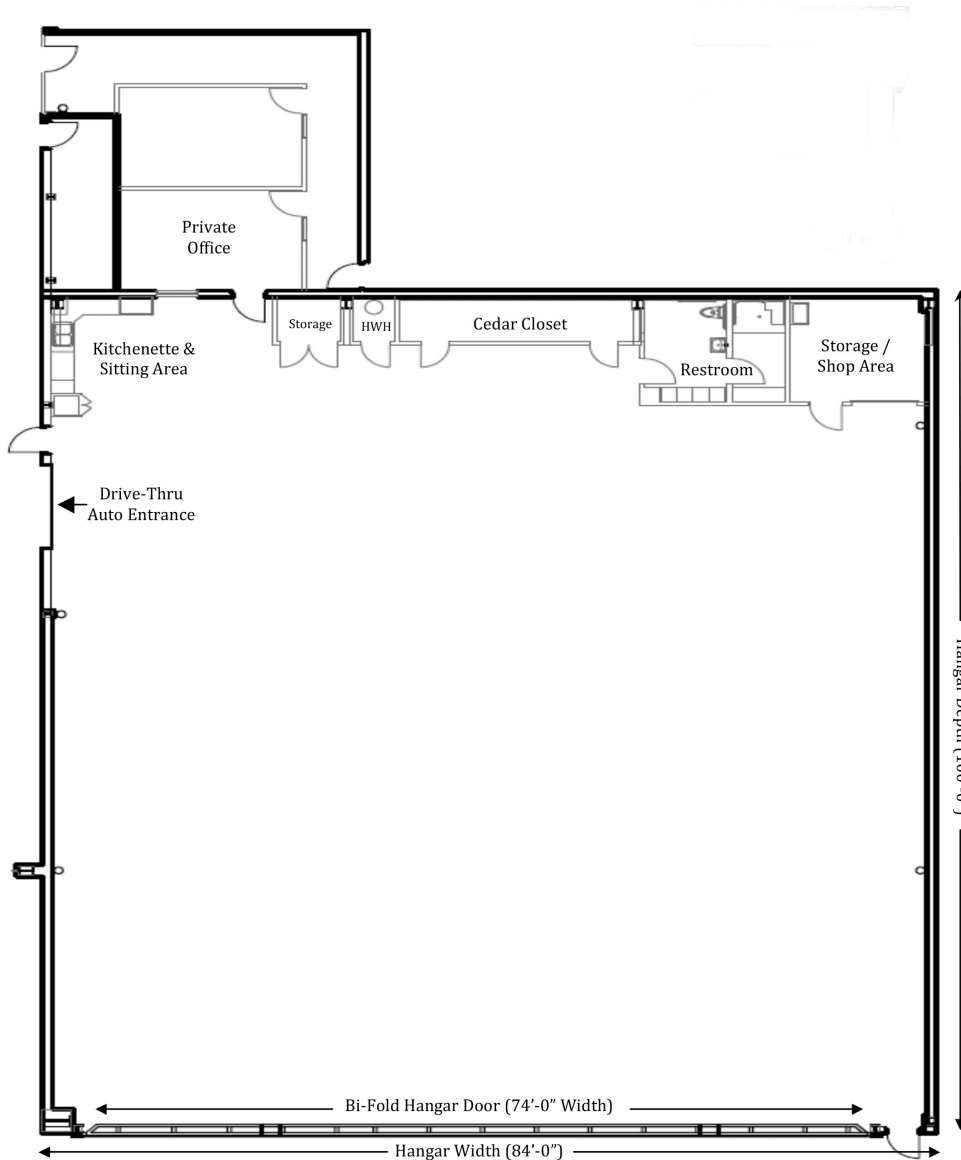
- + (4) T-5 high-capacity metal halide lamps
- + Clerestory window wall to provide clear light
- + Well-lit interiors

ADDITIONAL FEATURES

- + Large walk-in cedar closet area with cabinets and shelving
- + High-gloss polyurethane floor coating - Tennant™
- + Storage/shop area with utility sink and faucet
- + Private wireless network
- + Private drive-thru entrance with automatic door and remotes
- + (3) large steel storage cabinets
- + Utility shelving
- + Campbell Hausfeld 7 h.p./60-gallon air compressor
- + Private drive-thru entrance with automatic door and remotes



FLOOR PLAN



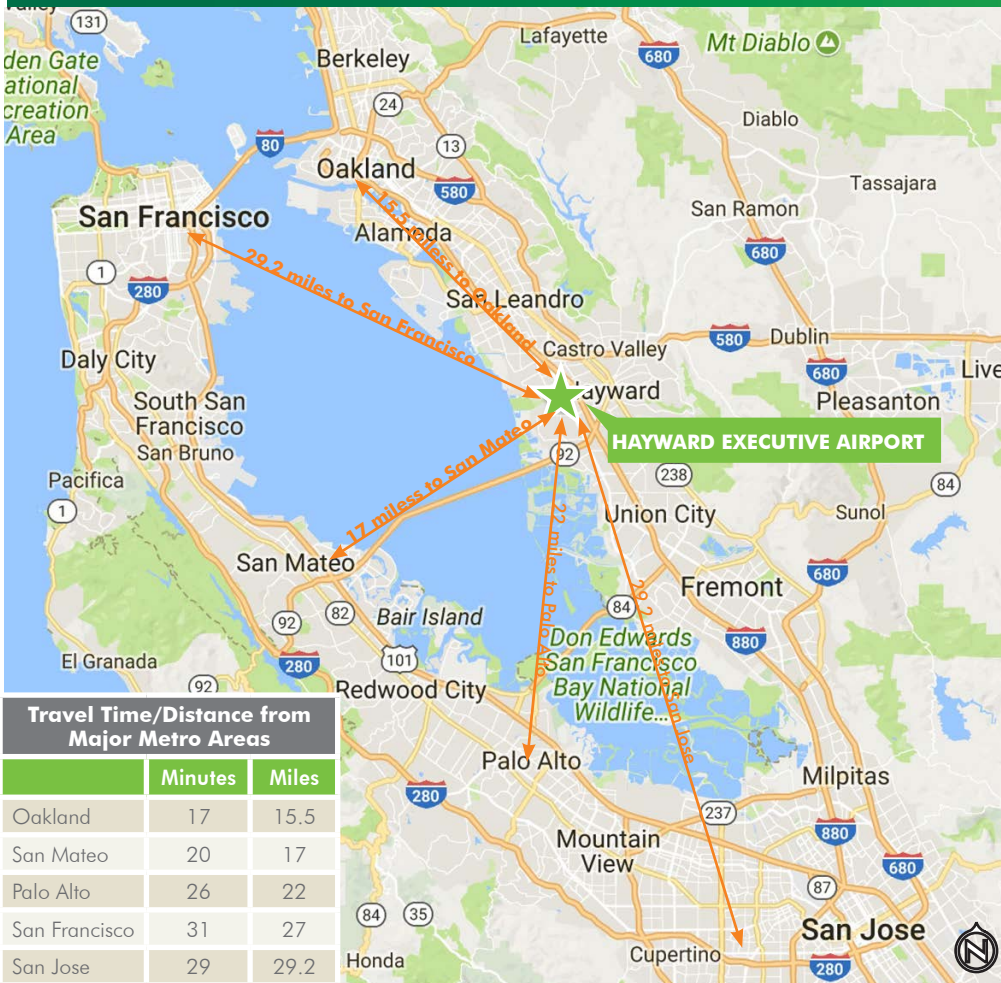
AIRPORT COMPARISON SFO VS. HWD

	<u>SFO</u>	<u>HWD</u>
Average Ground Taxi	20 minutes	5 minutes
Average Landing + Ramp Fees	\$1,450	\$0
Average Repositioning Cost	\$2,100	\$0
Total Departure Cost	\$3,550	\$0



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Hayward Airport "Door" to "In-Air" time greatly reduced due to:

- + Morning departure is a reverse commute on Hwy 92, extremely reducing traffic/drive time
- + Immediate access to secured private hangars within ParkAvion
- + Reduced wait time for commercial airline jets/traffic; SFO, OAK, SJO.
- + No interruption of time due to Public TSA regulatory delays
- + Lowest rated congestion of all Bay Area Airports
- + Times savings of 15 to 45 minutes per flight compared to the larger Bay Area airports



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