

FOR SALE

# HAYWARD EXECUTIVE AIRPORT

HANGAR "G"

20113 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, halide 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: \$1,349,000

Average Monthly Operating Expense: \$2,915

Monthly Property Taxes: \$1,505

Total Average Monthly Opex: \$4,420



[www.cbre.us/sanjose](http://www.cbre.us/sanjose)

**CBRE**

# FOR SALE HAYWARD EXECUTIVE AIRPORT



## FACILITY INFORMATION

### TOTAL SQUARE FOOTAGE

- + Hangar: 11,250 RSF

### AIRPORT RUNWAYS

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

### HANGAR SPECS

- + Width: 150 ft.
- + Depth: 75 ft.
- + Rolling doors with auto open/close
- + Door Width: 98'-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
- + (4) fire extinguishers

### FUEL PRICING

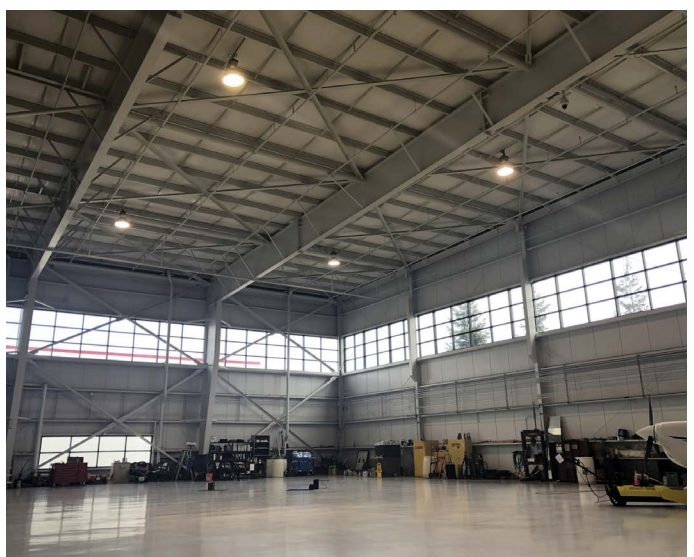
- + Preferred cost plus fuel pricing for the exclusive benefit of ParkAvion tenants.

### ELECTRICAL

- + (6) 110 volt/single-phase/duplex
- + (2) 240 volt/three-phase/30 Amp
- + (2) 240 volt/three-phase/60 Amp
- + (8) high-capacity metal halide lamps
- + Well-lit interior

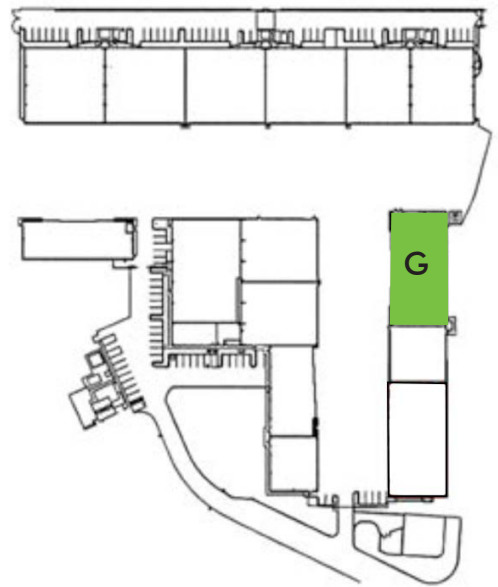
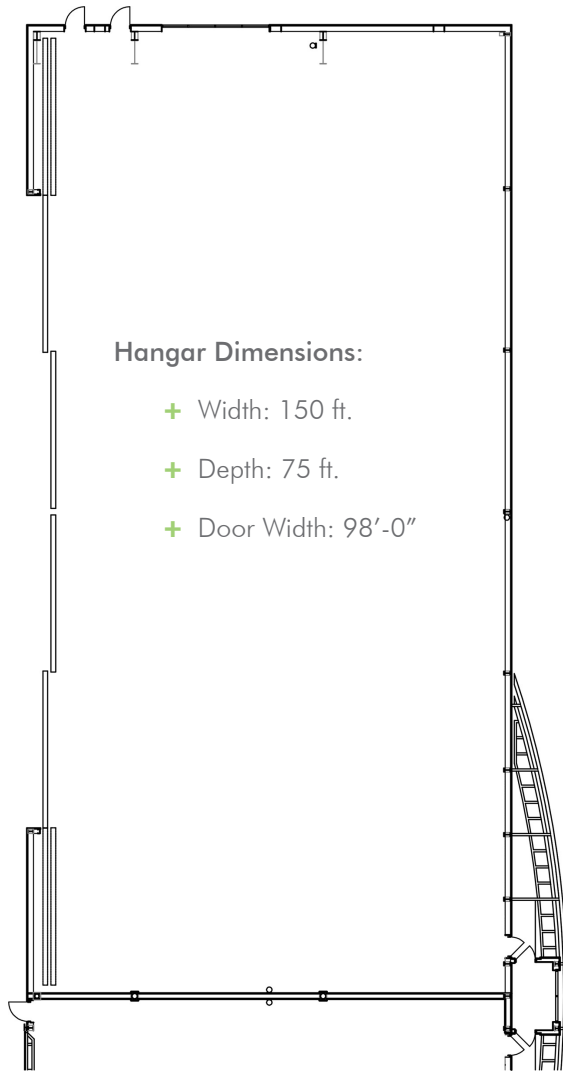
### ADDITIONAL FEATURES

- + Insulated architectural steel walls
- + High-gloss polyurethane floor coating - Tennant™
- + (2) clerestory window walls provides clear light
- + Private wireless network
- + Provisions for water and sewer
- + Plumbed for shop air





## FLOOR PLAN



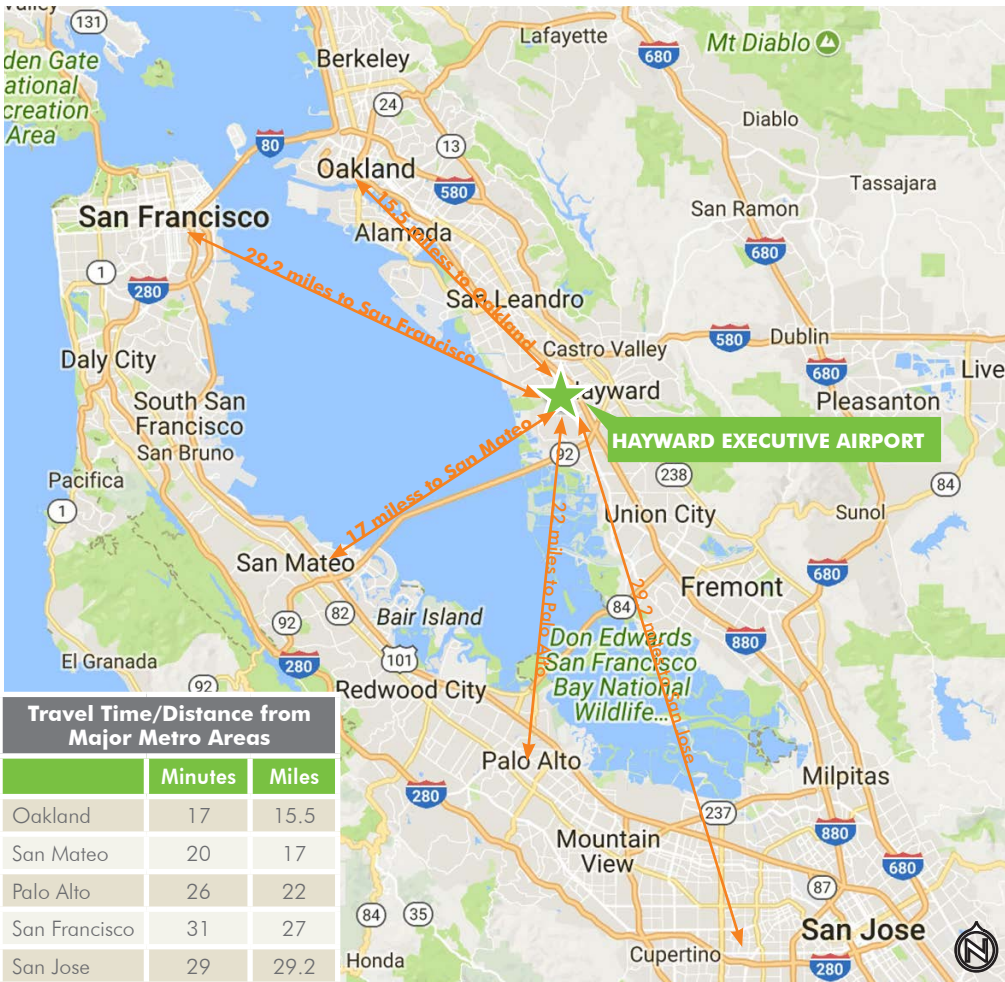
### AIRPORT COMPARISON SFO VS. HWD

	<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



# FOR SALE HAYWARD EXECUTIVE AIRPORT

**HANGAR "G"**  
**20113 SKYWEST DRIVE**  
 Hayward, CA 94541



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



## CONTACT US

### KATRIN GIST

National Lead  
 CBRE Airport Properties  
 CA Lic. 0192873  
 +1 206 947 1399  
 katrin.gist@cbre.com

### THOR WILES

Vice President  
 Lic. 01237980  
 +1 408 394 6335  
 thor.wiles@cbre.com

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. JC 03-27-18