

MADERA AIRPORT HANGERS

4170 AVIATION DRIVE | MADERA, CA 93637



PROPERTY DESCRIPTION

Embrace the opportunity to enhance your aviation portfolio with one or both of these remarkable hangars, prominently located at the core of Madera's aviation center at the Madera Municipal Airport. Hangar represents a unique chance to secure prime aviation real estate, with each offering 14,400 square feet of superior hangar space. Whether acquiring individually or together, these hangars are a testament to exclusivity and functionality in the realm of aviation facilities.

PROPERTY HIGHLIGHTS

- Doors opening at 80ft width and 23 ft of height at Hanger 4170
- Impressive dimensions
- Location is great for facilitating operations.
- Low lease rate with Madera County

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$10,000.00 SF/month (Gross)
Available SF:	14,400 SF
Building Size:	14,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	116	9,978	20,610
Total Population	371	34,155	75,673
Average HH Income	\$98,736	\$100,781	\$86,011



RE/MAX GOLD - KIRK ATAMIAN
Each office independently owned and operated

KIRK ATAMIAN
Commercial Specialist
559.246.0000
kirkatamian@gmail.com
CalDRE #02127378

501 North E St, Suite H
Madera, CA 93638

FOR SALE/LEASE

HANGER PROPERTY

LOCATION MAP

MADERA AIRPORT HANGERS

4170 AVIATION DRIVE | MADERA, CA 93637



RE/MAX GOLD - KIRK ATAMIAN
Each office independently owned and operated

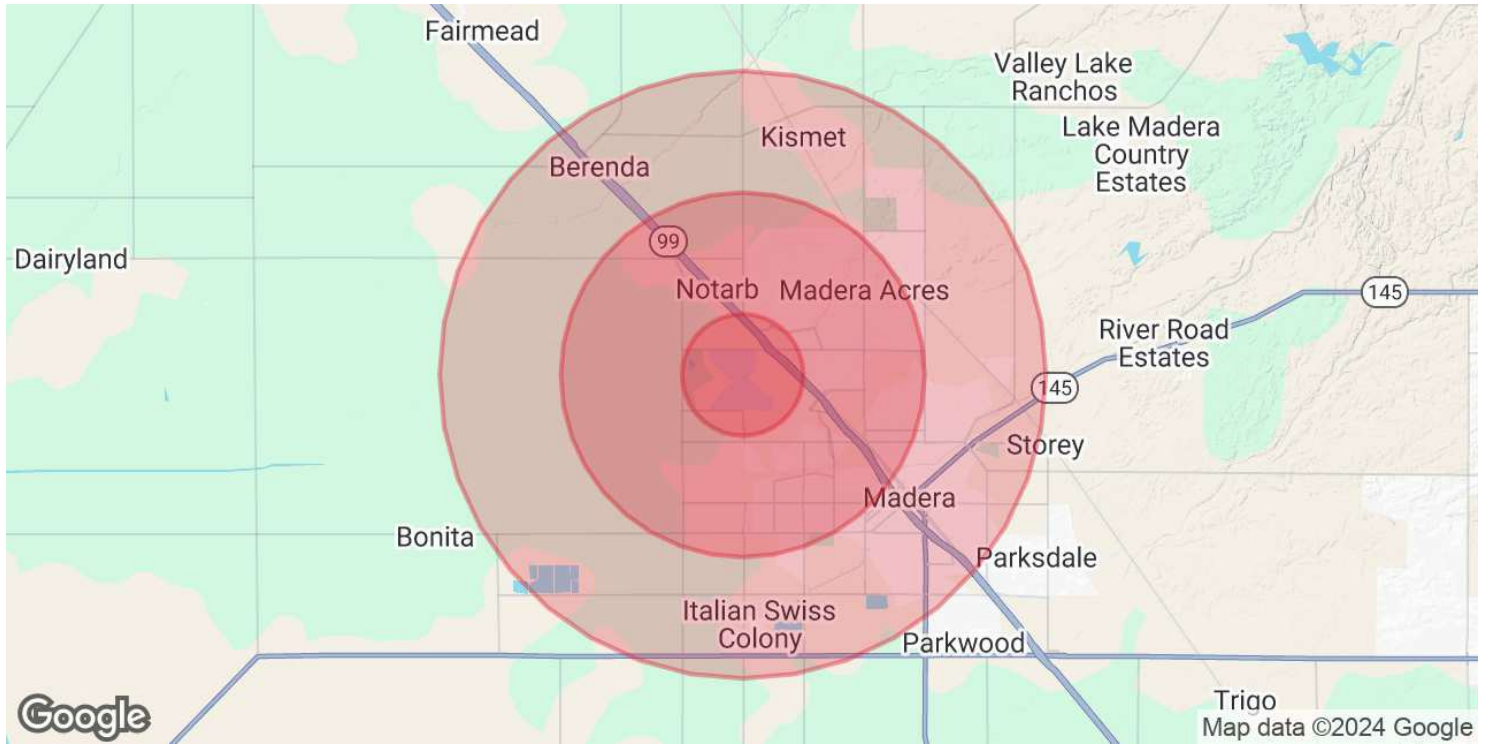
KIRK ATAMIAN
Commercial Specialist
559.246.0000
kirkatamian@gmail.com
CalDRE #02127378

501 North E St, Suite H
Madera, CA 93638

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

MADERA AIRPORT HANGERS

4170 AVIATION DRIVE | MADERA, CA 93637



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	371	34,155	75,673
Average Age	35	36	34
Average Age (Male)	34	35	33
Average Age (Female)	37	37	35

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	116	9,978	20,610
# of Persons per HH	3.2	3.4	3.7
Average HH Income	\$98,736	\$100,781	\$86,011
Average House Value	\$501,672	\$408,981	\$395,713

Demographics data derived from AlphaMap



RE/MAX GOLD - KIRK ATAMIAN
Each office independently owned and operated

KIRK ATAMIAN
Commercial Specialist
559.246.0000

kirkatamian@gmail.com
CalDRE #02127378

501 North E St, Suite H
Madera, CA 93638