

Corporate Hangar Facility For Sale



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for sale this Corporate Aircraft Hangar Facility located at 2907 E. Empire St. in Bloomington IL. This beautiful 15,000 SF Butler building was constructed in 2017 with no expense spared. The building features 3,000 SF (30' x 100') of tasteful office space comprised of 2 large individual offices, 1 double office, fully equipped breakroom/kitchenette, foyer, storage and data rooms, multi-stall male & female restrooms, and a modern lounge/waiting area. The hangar features 12,000 SF (120' x 100') of pristine aircraft storage featuring; 28' x 100' powerlift hydraulic door, 27' clear heights at the eaves (34' 10" at the peak), floor drains, 'Big Ass Fan', LED lighting, full insulation, 4 – 300K BTU gas fired heaters, apron snow melt system, 8' x 10' drive in door (front), and an 80 gal air compressor & shower in the mechanical room. The building is fully sprinklered with a NFPA 13 wet sprinkler system capable of putting out 1400 gal per minute, 225 Amp 120V 3-Phase power, diesel backup generator, and has controlled access/security system. The hangar was designed to house two Cessna Citations or larger jets with a tail height under 28' such as a Learjet. The property is subject to a low dollar long term ground lease with Central Illinois Regional Airport of Bloomington Normal (CIRA) with the initial term ending 10/31/2046 with two (2) 5 – Year options to renew. CIRA will need to approve all buyers along with the assignment of lease. Don't miss your company's opportunity to own this immaculate asset for your corporate travel needs.

The property is located within the grounds of CIRA via Empire St. with direct runway access. CIRA came into existence as a result of President FDR's New Deal program in 1934 and serves commercial flights, private aviation, as well as air cargo with FedEx. CIRA covers almost 2000 Acres and has two runways: runway 2/20 @ 8,000' x 150' and 11/29 @ 6,525' x 150'. CIRA offers a CAT II approach and operates 24/7/365. CIRA is located on the east side of Bloomington-Normal and features several hotels, restaurants, and retail/office builds surrounding the airport. CIRA is 15-30 mins via air to Chicago, Indy, and St. Louis and 2.5 hours to west coast and 1.5 hours to the east coast as well as featuring no landing or ramp fees. Bloomington-Normal is home to such companies as: State Farm, Growmark, Afni, Country Financial, Rivian, Bridgestone/Firestone, Ferrero USA, Illinois State University and Illinois Wesleyan University.



PROPERTY INFORMATION

ADDRESS 2907 E. Empire St – Bloomington IL

SALE PRICE \$2,300,000

TAX PIN 21-01-227-001

BUILDING SIZE 15,000 SF

ZONING P3 – Airport District

YEAR BUILT 2017

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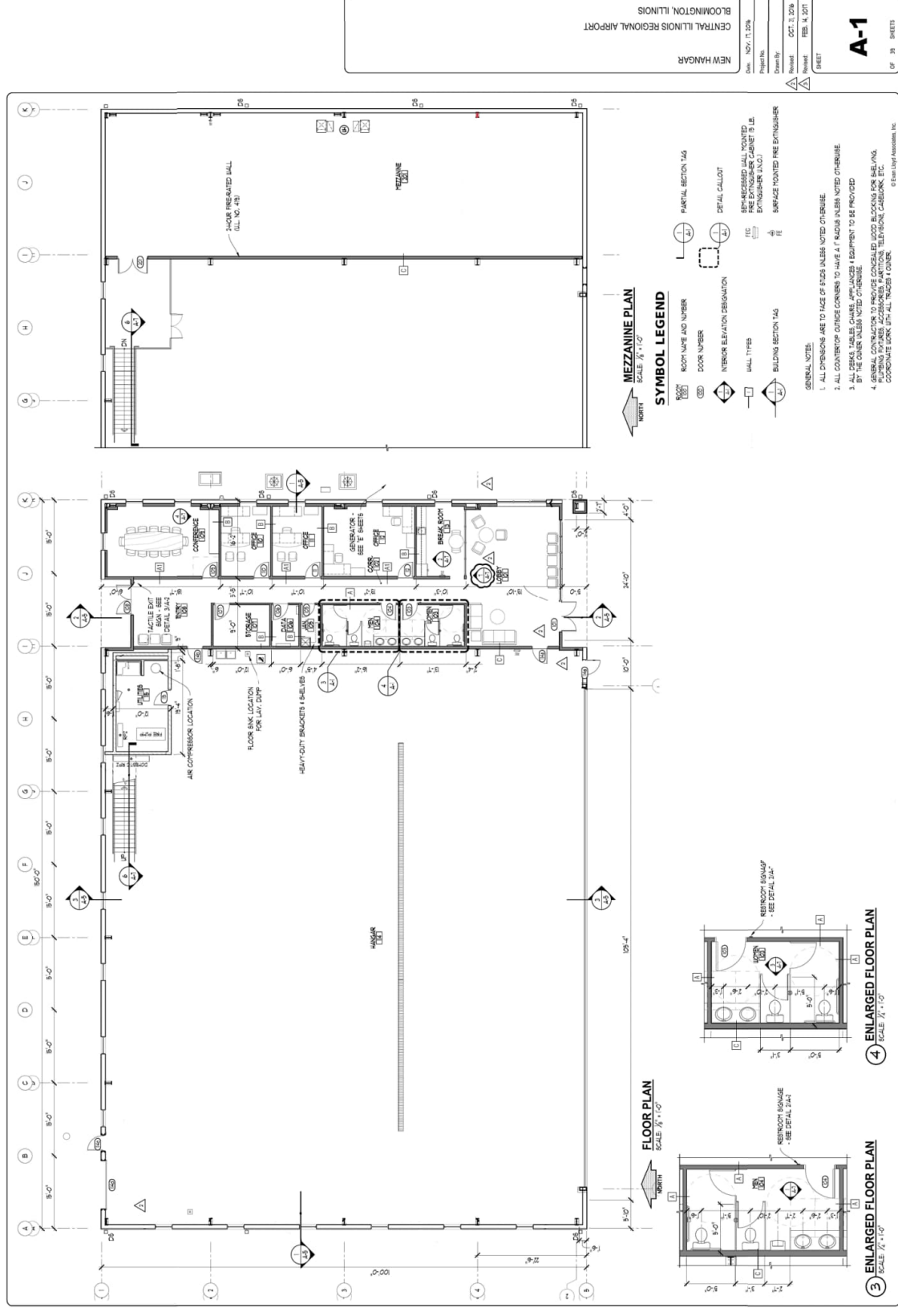


BUILDING SPECIFICS

Building Size	15,000 SF
Hangar Space	12,000 SF (100' x 120')
Office Space	3,000 SF
Hangar Door	Powerlift Hydraulic Door
Hangar Door Size	100' x 28'
Aircrafts Designed For	2 - Cessna Citation 680
Drive In Doors	1 - 8' x 10'
Clear Ceiling Height	27' – Eaves 34'10" – Max peak
Column Spacing	None
Sprinklered	Yes – NFPA 13 Wet System
Power	225 Amp 120V 3-Phase
Floor Drains	Yes
Back-Up Generator	Yes – Diesel
LED Lighting	Yes
HVAC- Office	FULL HVAC
HVAC- Hangar	4 – 300K BTU GUH (corners)
Slab Thickness	10"
Compressed Air	80 Gallon Compressor



FLOOR PLAN



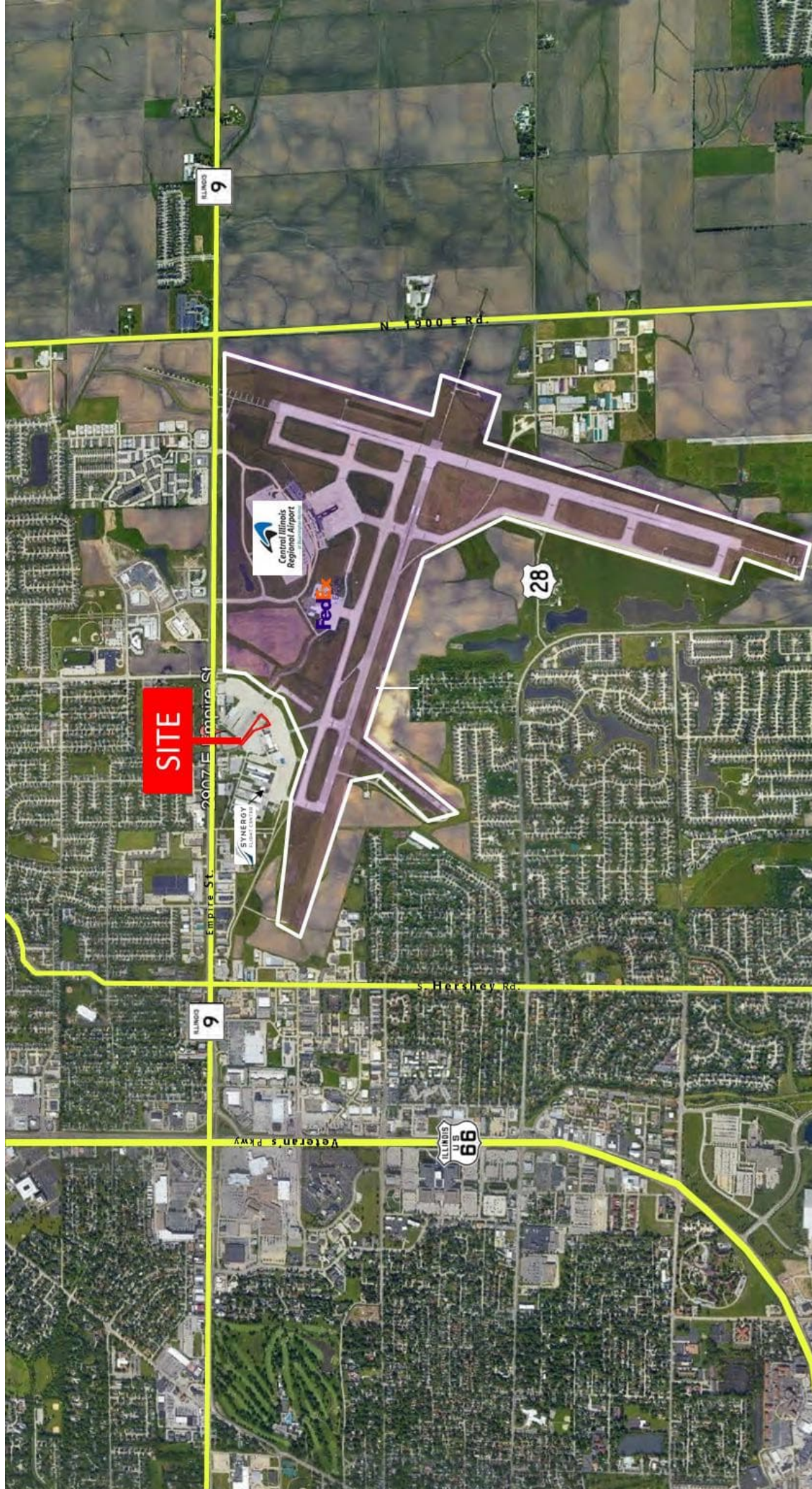
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Service	Percentage
Health services	85%
Financial services	75%
Social services	65%
Legal services	55%



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AERIAL



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PROPERTY HIGHLIGHTS

- Attractive Building
- Many Recent Updates
- Well Maintained
- Centrally Located to Amenities