

Gulfstream

HANGAR



FOR SALE OR LEASE

Aviation Hangar

5293 Gulfstream Court
LOVELAND, COLORADO

CBRE

PLEASE CONTACT:

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Property Details

GREAT OPPORTUNITY to buy or lease this updated aviation hangar!



The **Gulfstream Hangar** is located west of I-25 at the Northern Colorado Regional Airport, just 3 miles north of Centerra and Highway 34, providing convenient access to all the area amenities. The building is made up of 3 individual hangars.

Available:	5293 Gulfstream Court Loveland, CO 80538		
Hangar Size:	Total Size:	Hangar Area:	Office Area:
5293 Gulfstream:	3,950 SF	2,050 SF	1,900 SF
Total Building Size:	11,510 SF		
Hangar Price:	Price:	Price/SF:	
5293 Gulfstream:	\$1,086,250	\$275/SF	
Lease Rate:	\$17.00/SF NNN		
NNN Estimate:	\$6.50/SF (2026)		



Building Plan

Gulfstream Hangar is located at the corner of Lear Drive and Gulfstream Court and is just 1,600 feet from the taxiway at the Northern Colorado Regional Airport.

The **Northern Colorado Regional Airport (FNL)** serves an important transportation role for the Northern Colorado region. It is one of only 14 commercial certified airports in the State of Colorado. The airport has grown with the region to a 1,050 acre facility with an 8,500 foot runway and a full parallel taxiway.

Building Highlights:

- New interior and exterior paint
- New flooring in offices



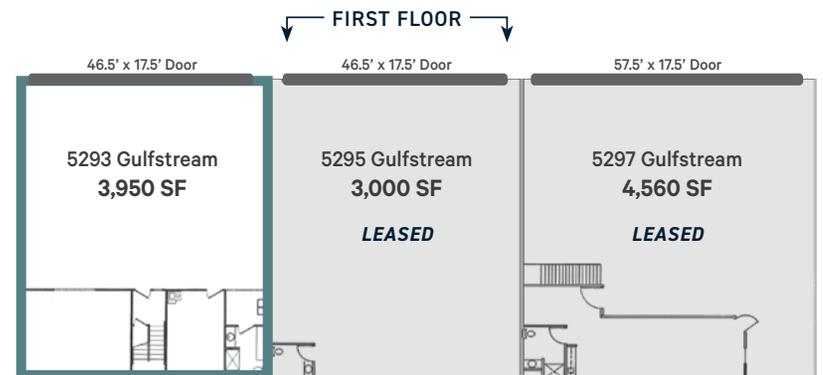
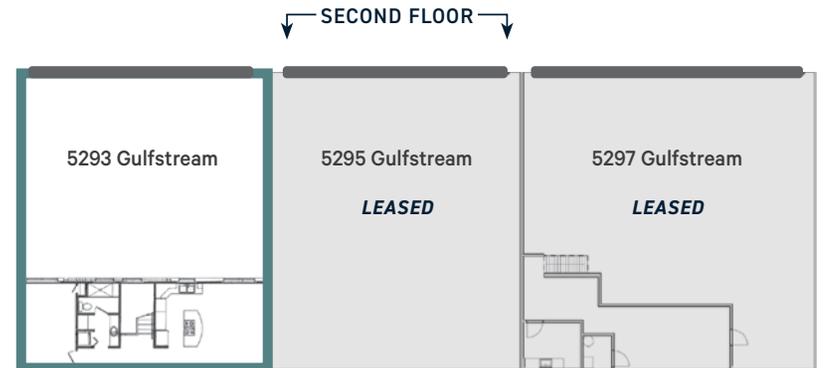
Hangar Highlights:

- High bay LED lighting
- Infrared radiant heating
- Epoxy flooring

Door Size:

5293 Gulfstream: 46.5' x 17.5' Hangar Door

Door Clear Height: Hangar door opening has a 15' clear height



Gulfstream Court

Lear Drive



Northrop Street (to taxiway)

Location Overview



Gulfstream Hangar is conveniently located between the major cities of Northern Colorado (Fort Collins, Loveland, Greeley, and Windsor) creating an ideal central location in the region.

Nearby Regional Amenities:

- **The Ranch Events Complex**
- 240 acre master-planned community
- **The Promenade Shops at Centerra**
- Outdoor lifestyle retail center with 80+ specialty shops and restaurants
- **Marketplace at Centerra**
- Target anchored shopping center with 35+ shops and restaurants
- **Centerra** - 3,000 acre master-planned community with 25+ restaurants, 4 hotels and 1.5 million SF of retail
- **2534** - 600 acre master-planned community with 50+ acres of retail



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