

# AIRCRAFT HANGAR FACILITY

AT THE YOUNGSTOWN-WARREN REGIONAL AIRPORT



FOR SALE OR LEASE

**± 14,440 SF**

1555 Youngstown Kingsville Road, Vienna, Ohio 44473

**CBRE**





**LEASE RATE**  
**\$26.00/SF/YEAR**

**SALE PRICE**  
**\$2,400,000.00**

CBRE is pleased to offer an approximately 14,440 SF aircraft hangar facility for sale or lease at the Youngstown-Warren Regional Airport. This versatile hangar would be an ideal fit for a variety of aviation venues including MROs, aviation related businesses, and private aircraft storage. The facility includes ample office, lobby, and storage space, and features a private entrance with a fenced in parking area that provides direct access onto the ramp.

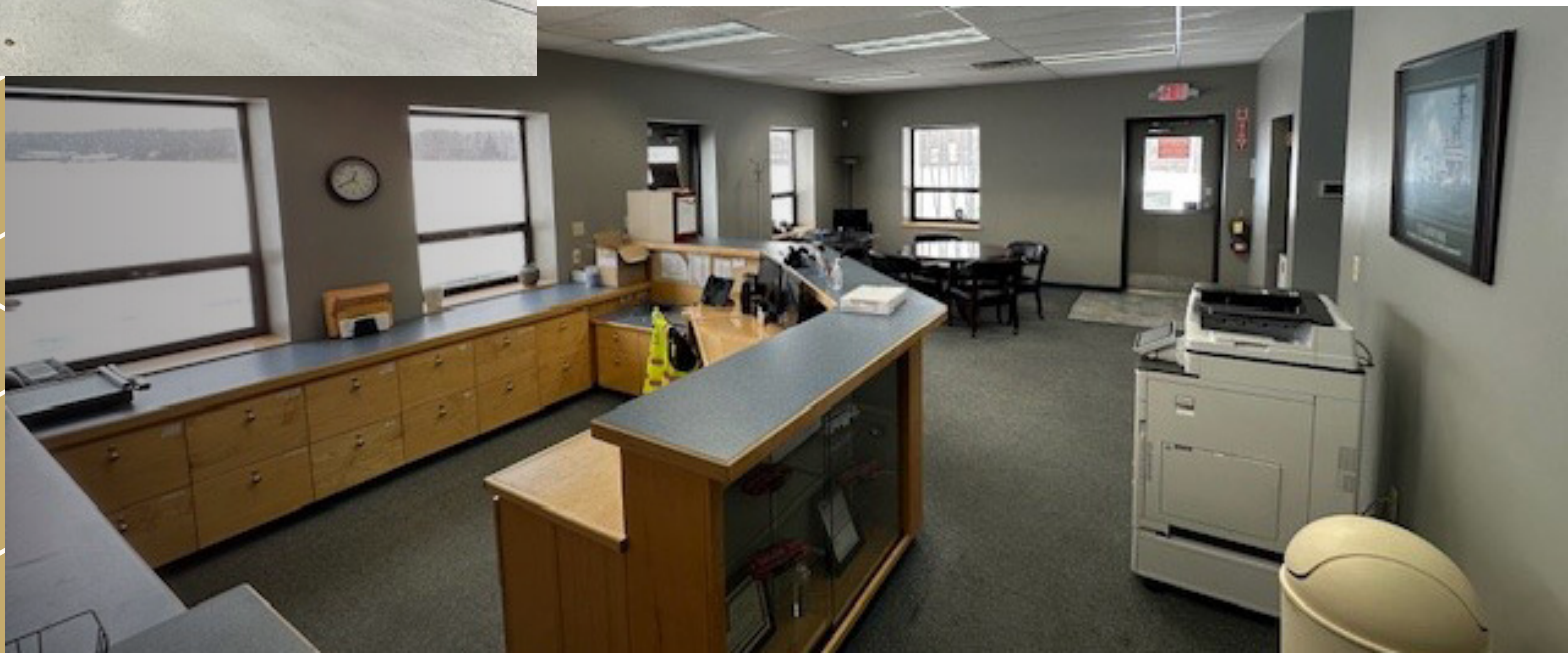
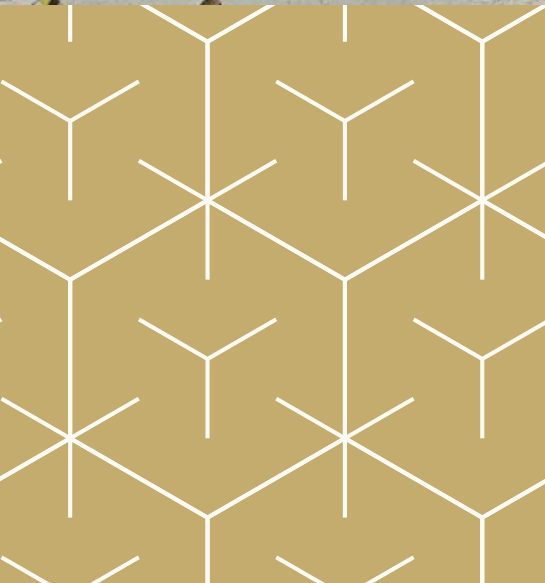






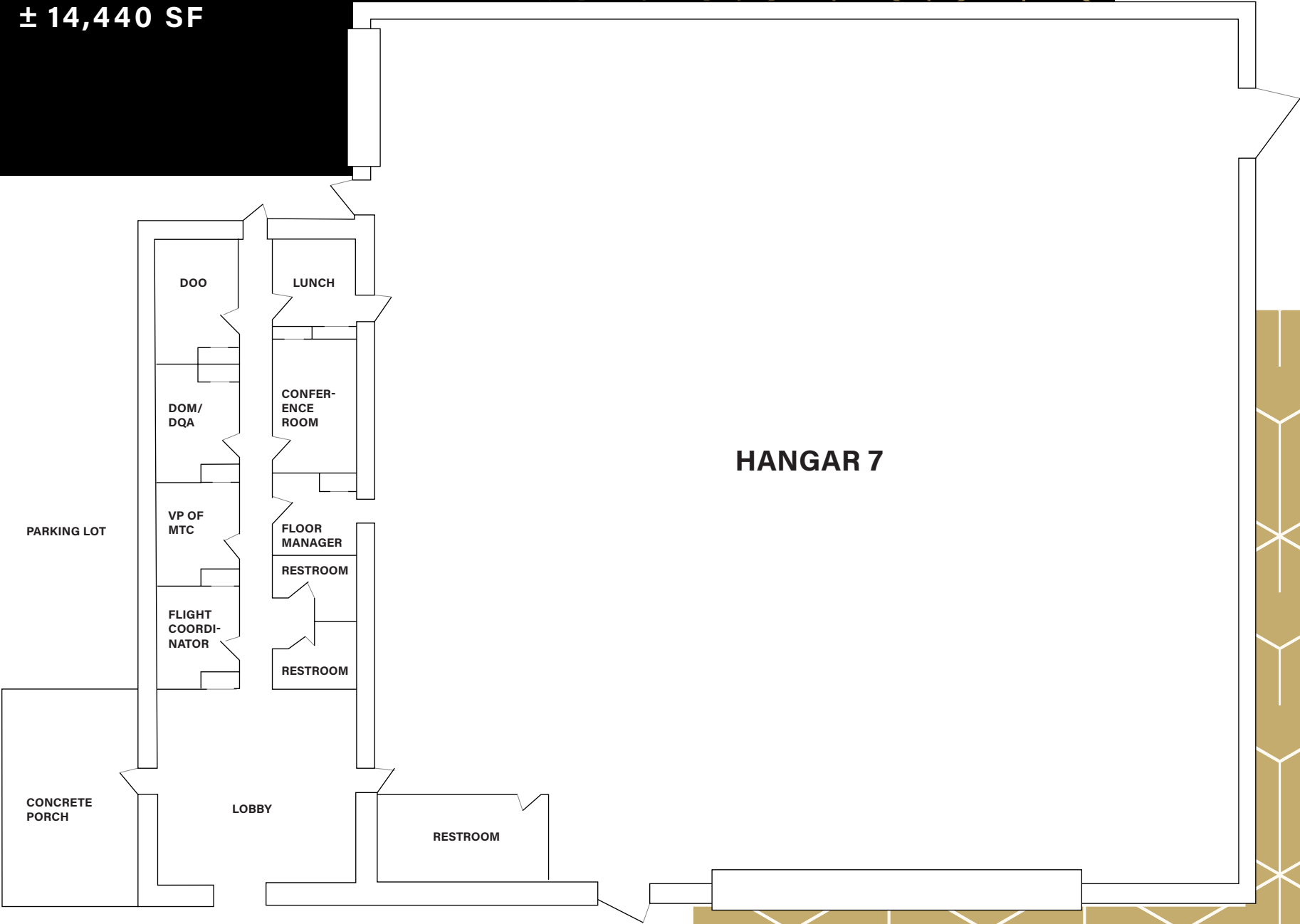
# HIGHLIGHTS

- Hangar door dimensions: 70' width x 20' height
- Interior clear height: 29'5" to peak of ceiling
- Five offices
- Conference room
- Lobby area
- Storage room
- Restrooms/shower
- Fenced in parking area with direct access onto the ramp
- Concrete ramp area
- Private entrance
- Ground lease term through 2048 including three (3) five (5) year options
- Potential fuel farm opportunity



# FLOOR PLAN

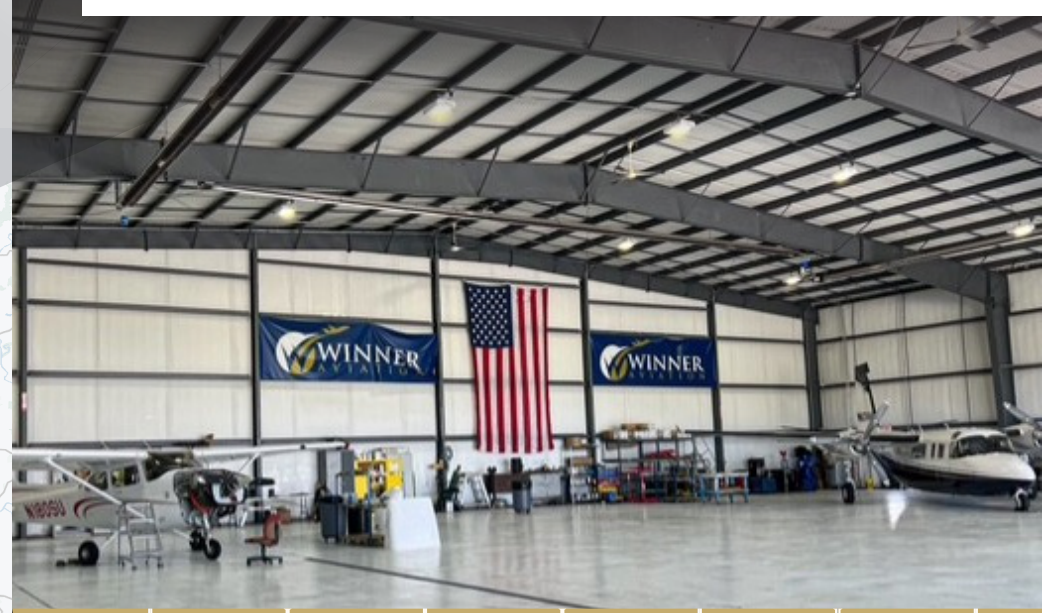
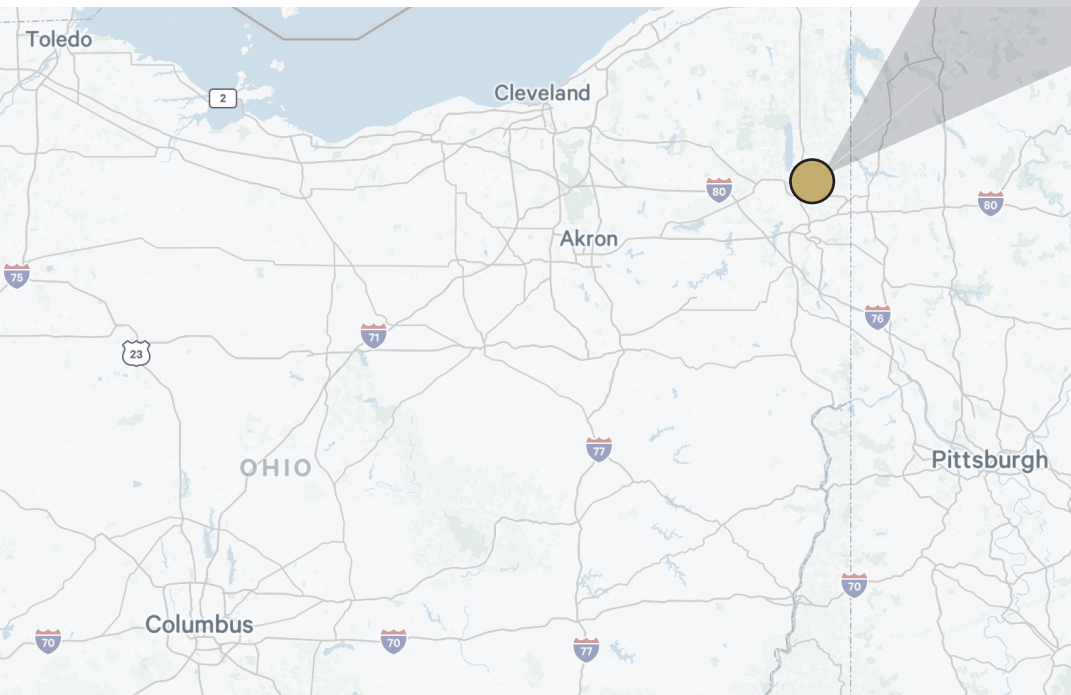
± 14,440 SF





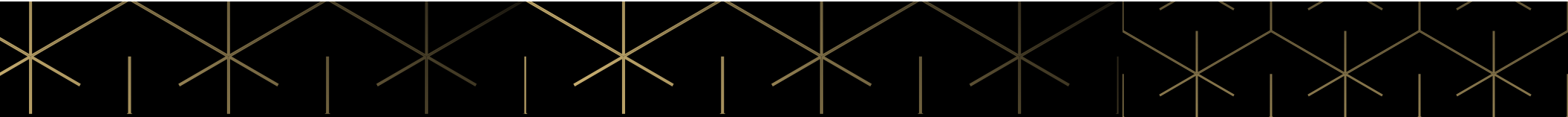
# LOCATION

The Youngstown-Warren Regional Airport is located in Vienna Township, Trumbull County, Ohio. This Part 139 certified airport serves as a transportation hub for the Mahoning Valley and surrounding areas, providing general aviation, corporate, military, and commercial services. The airport features three asphalt runways, the longest of which is 9,003 feet. Runway 14 features a Category I ILS (Instrument Landing System), equipped with localizer (LOC), glideslope (GS), and outer/middle marker beacons. Both Runway 14 and Runway 32 are equipped with RNAV (GPS) approaches for more flexible routing and fuel efficiency. Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR) is also available for Runway 14. Precision Approach Path Indicators (PAPI) featuring color-coded light arrays help guide pilots during approach and landing. A fully staffed FAA control tower on the airfield is typically operated between 7:00 AM and 11:00 PM local time, and provides services including ground control, local tower control, and clearance delivery. Aircraft Rescue and Fire Fighting (ARFF) services are onsite at the airport, ensuring safety for all operators.



# STATISTICS

FEATURE	DETAILS
ILS	CATERGORY I ON RUNWAY 14
GPS/RNAV APPROACHES	BOTH RUNWAYS 14 & 32
VOR/DME	ON-SITE (YNG) FOR NAVIGATION AND APPROACHES
PAPI SYSTEMS	BOTH RUNWAYS, VISUAL GLIDE PATH AID
MALSR APPROACH LIGHTING (ALS)	RUNWAY 14
CONTROL TOWER (ATCT)	FULL-TIME FAA TOWER
CLASS D AIRSPACE	CONTROLLED AIRSPACE DURING TOWER OPERATION
RUNWAY SIZE	9,003 X 150 FEET
HIRL	HIGH-INTENSITY RUNWAY LIGHTING
ARFF	PART 139 CERTIFIED, ON-SITE
WEATHER SERVICES	AWOS-3
FBO SERVICES	FUEL, HANGAR, GROUND HANDLING, CREW FACILITIES
MILITARY PRESENCE	USAF/ANG BASE ON-SITE ENHANCING SAFETY AND SUPPORT





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## CONTACTS

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