

FOR SALE OR LEASE

Gulfstream

HANGAR



Aviation Hangar Renovation

5293, 5295, 5297 Gulfstream Court
LOVELAND, COLORADO

CBRE

PLEASE CONTACT:

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Property Details

The **Gulfstream Hangar** is an existing hangar building that is undergoing extensive renovations to make it virtually new. The project 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.



GREAT OPPORTUNITY to buy or lease these virtually new aviation hangars!

Available: 5293, 5295, 5297 Gulfstream Court
Loveland, CO 80538

Hangar Size:	Total Size:	Hangar Area:	Office Area:
5293 Gulfstream:	3,950 SF	2,050 SF	1,900 SF
5295 Gulfstream:	3,000 SF	3,000 SF	0 SF
5297 Gulfstream:	4,560 SF	2,640 SF	1,920 SF

Building Size: 11,510 SF

Sale Price: \$325/SF

Lease Rate: \$20.00/SF NNN

NNN Estimate: \$6.50/SF (2025)

Door Size:	
5293 Gulfstream:	46.5' x 17.5' Hangar Door
5295 Gulfstream:	46.5' x 17.5' Hangar Door
5297 Gulfstream:	57.5' x 17.5' Hangar Door

Door Clear Height: All hangar door openings have a 15' clear height

Highlights: Each hangar has the following:

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



Building Plan

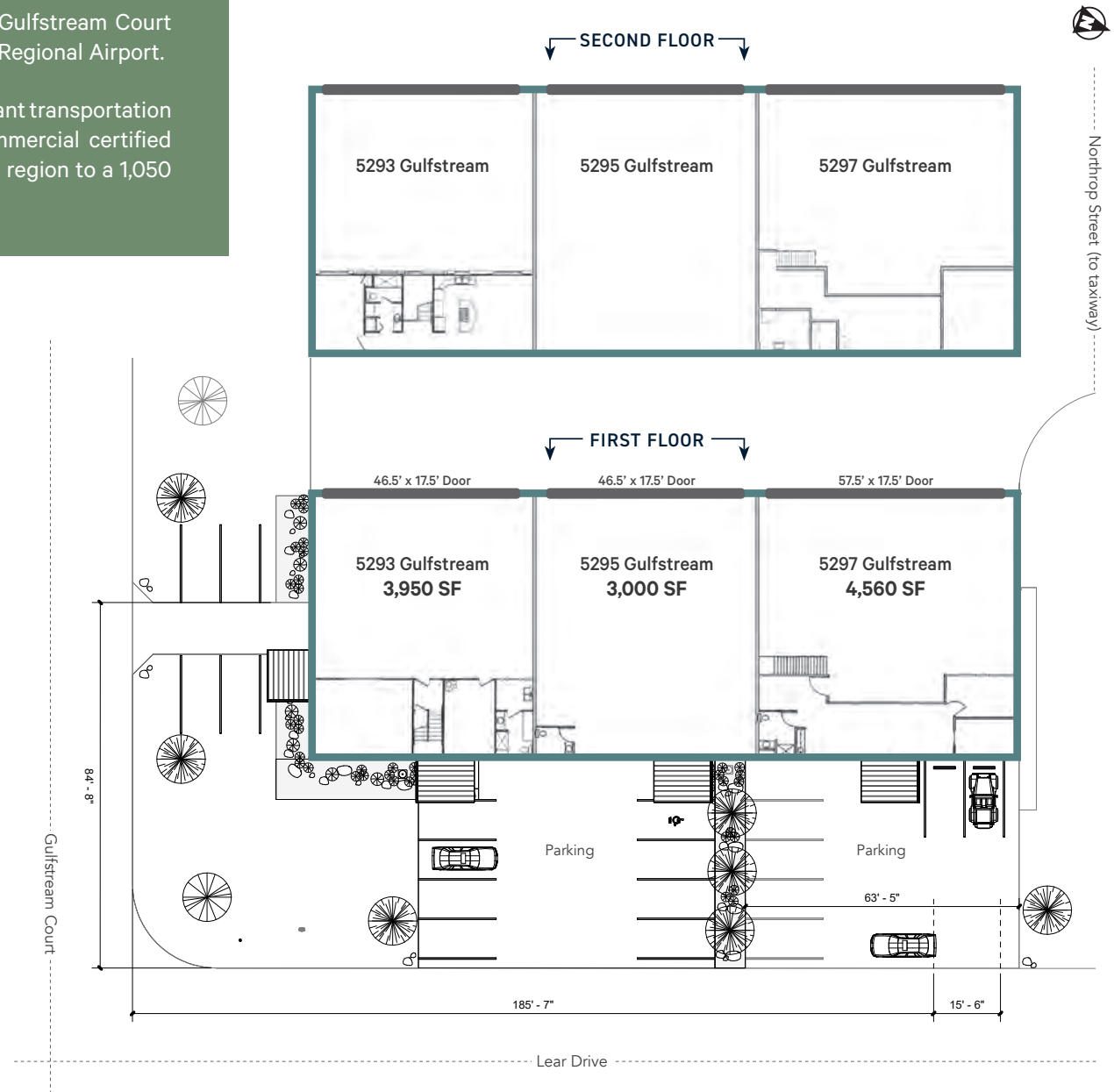
Gulfstream Hangar is located at the corner of Lear Drive and Gulfstream Court and is just 1,600 feet from the taxiway at the Northern Colorado Regional Airport.

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.



Renovation Highlights:

- New parking lot
- New storefronts with architectural awnings on each hangar storefront
- New interior and exterior paint
- New flooring in offices



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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