

FOR SALE OR LEASE

# Gulfstream HANGAR



## Aviation Hangar Renovation

5293, 5295, 5297 Gulfstream Court  
LOVELAND, COLORADO

PLEASE CONTACT:

**TJ ANTINORA**

tj.anticora@cbre.com  
+1 970 402 5170

[www.cbre.com/colorado](http://www.cbre.com/colorado)

**CBRE**

# 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.



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

**Hangar Size:** **Total Size:** 3,950 SF **Hangar Area:** 2,050 SF **Office Area:** 1,900 SF  
**5293 Gulfstream:** 3,000 SF **3,000 SF** **0 SF**  
**5295 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

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



# Building Plan

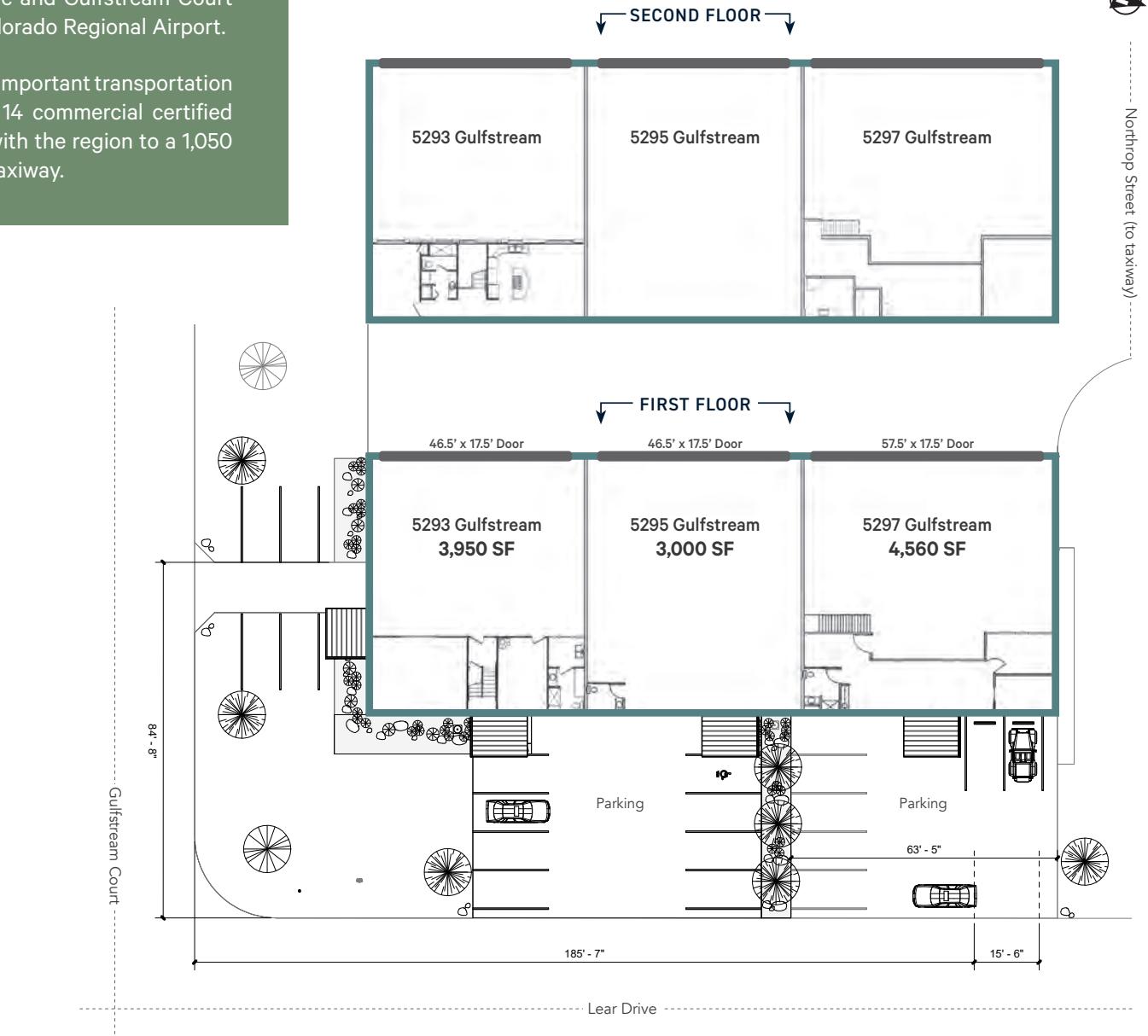
**Gulfstream Hangar** is located at the corner of Lear Drive and Gulfstream Court and is just 1,600 feet from the taxiway at the Northern Colorado Regional Airport.

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



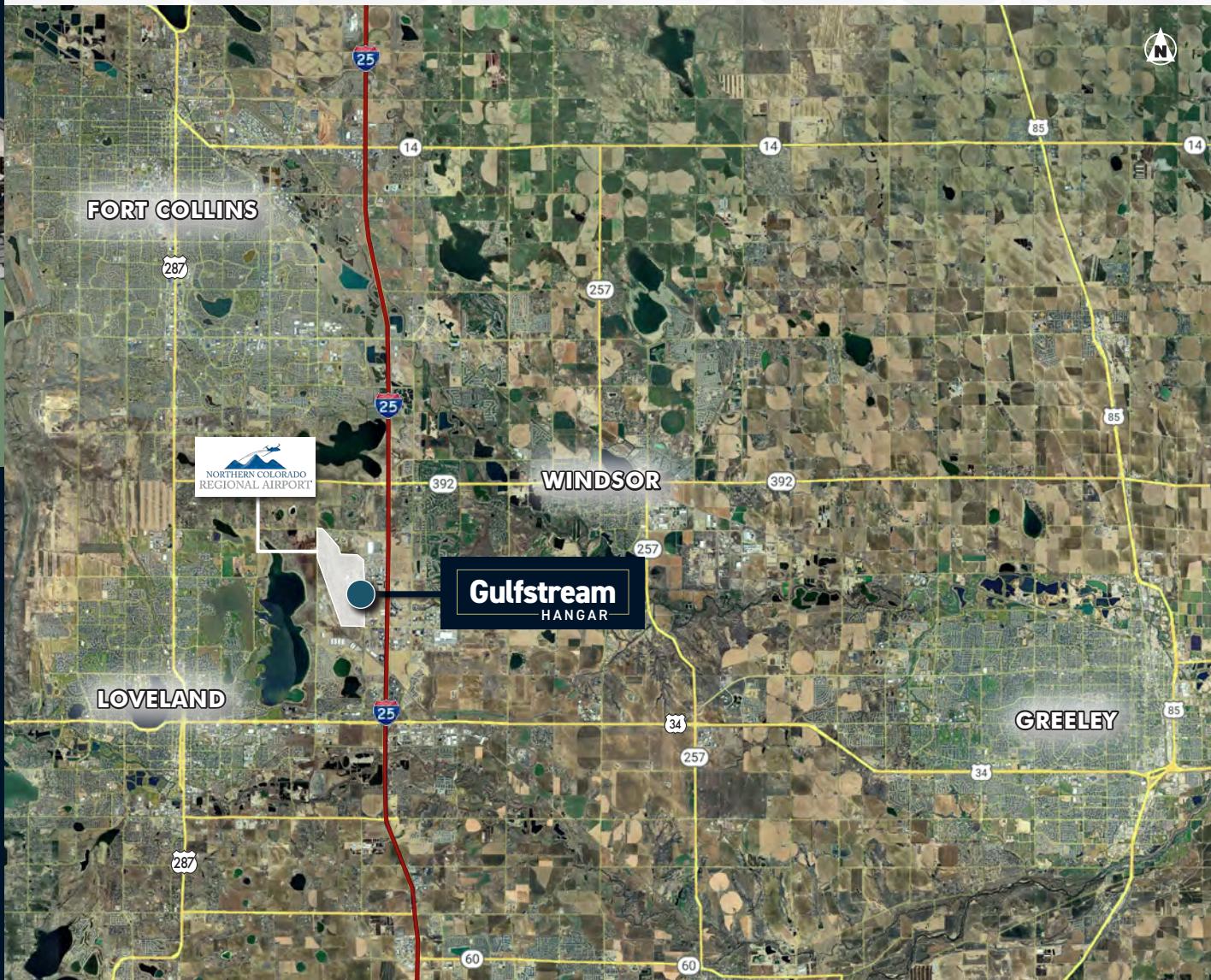
# Location Overview



**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



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. 100825

PLEASE CONTACT:

**TJ ANTINORA**  
tj.antonora@cbre.com  
+1 970 402 5170

**CBRE**

[www.cbre.com/colorado](http://www.cbre.com/colorado)