

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the box are three horizontal stripes in yellow, red, and blue from top to bottom.

Colliers

Price Reduction

A photograph of a two-story, light-colored office building with a red-tiled roof and arched windows. The address number "2801" is visible above the entrance. A large palm tree stands in the foreground to the right. The building is situated on a paved area with white directional arrows on the ground. In the background, there is a fence and some trees under an overcast sky.

Office Building with Airplane Hangar  
Owner/User Opportunity  
2801 Airport Drive  
Madera, California

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# Property Summary

Unique two-story quality office building with an approximate 3,900 square foot airplane hangar. Building/hangar sits at the entrance to the Madera Municipal Airport and provides airplane runway access from the hangar, along Aviation Drive. Office building consists of 4 separate suites, 2 of which are available for an owner/user. Property owner will maintain fee title to property and property contains Airport Access Agreement (to be assigned to/by new owner).

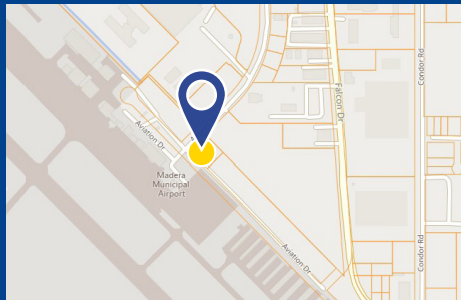
## The Location

Building/hangar sits at the corner of Airport Drive and Aviation Drive, providing plane access to Madera Municipal Airport along Aviation Drive. Excellent location with plentiful parking for office building and additional buildable land for expansion. The property is also situated just south of the proposed North Fork Mono Casino.

## The Details

Building Size:	±4,945 SF (County Records)
Lot Size:	±1 Acre (County Records)
APN:	013-010-054-000
Price:	\$1,600,000 <b>\$1,300,000</b>
Airport Access Agreement:	\$1,446/year
Zoning:	Professional Office/Industrial, City of Madera
Year Built:	2000

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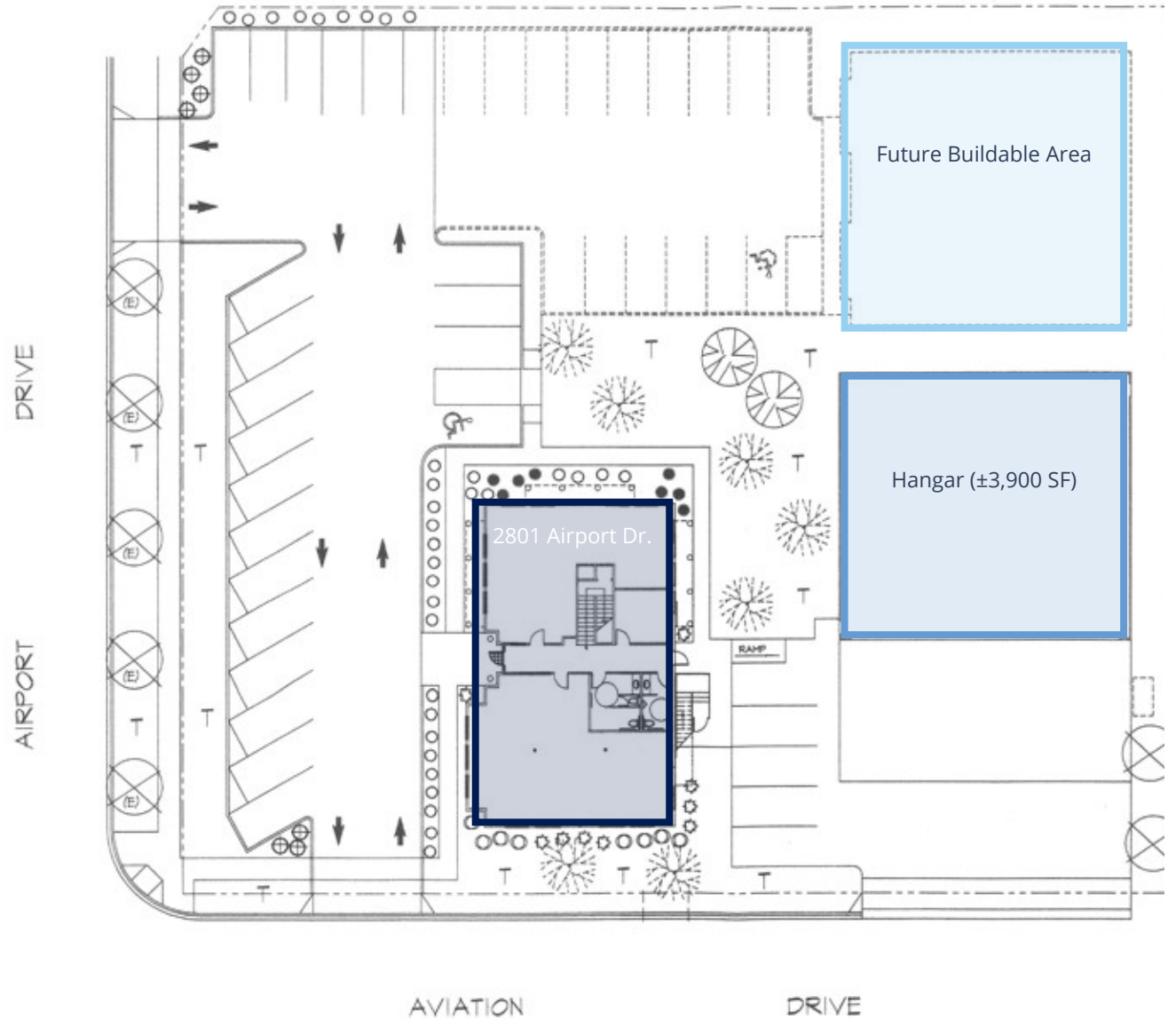


# Site Plan

2801 Airport Drive  
Madera, California

## Office Building with Airplane Hangar

Building: ±4,945 SF  
Airplane Hangar: ±3,900 SF  
Land Area: ±1 Acre





## Surrounding Amenities

# 2801 Airport Drive Madera, California

**For Sale**  
**Office Building/Airplane Hangar**  
**Owner/User Opportunity**

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