

FOR SALE



TURNKEY PRIVATE HANGAR & EXECUTIVE HEADQUARTERS

3209 GULFSTREAM RD | HAYDEN, ID 83835



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**BERKSHIRE
HATHAWAY** | JACKLIN
REALESTATE

COMMERCIAL DIVISION™



★ PROPERTY HIGHLIGHTS

- 12,000 SF± HANGAR SPACE
- 2,024 SF± EXECUTIVE SPACE
- ADDITIONAL LAND FOR OFFICE/WAREHOUSE
- 100' DOOR OPENING
- 26'-6" HANGAR DOOR HEIGHT FOR LARGE
- RADIANT HEATED HANGAR & APRON
- FIRE SPRINKLERS IN HANGAR
- 2 CAR GARAGE
- 2 BATHROOMS WITH ONE SHOWER
- EXECUTIVE CONFERENCE ROOM
- KITCHENETTE WITH SINK, DISHWASHER AND REFRIGERATOR

CLICK TO VIEW FULL PROPERTY SITE & PHOTOS

🏠 PROPERTY DETAILS

LIST PRICE:	\$4,195,000
GROUND LEASE:	\$1,911.51/MO
BUILDING SIZE:	10,702 SF±
LOT SIZE:	2.185 ACRES
PARCEL #:	51N04W106102
ZONING:	IMP COMM/IND LEASED LAND
YEAR BUILT:	2023
TAXES (2025):	\$5,178.82

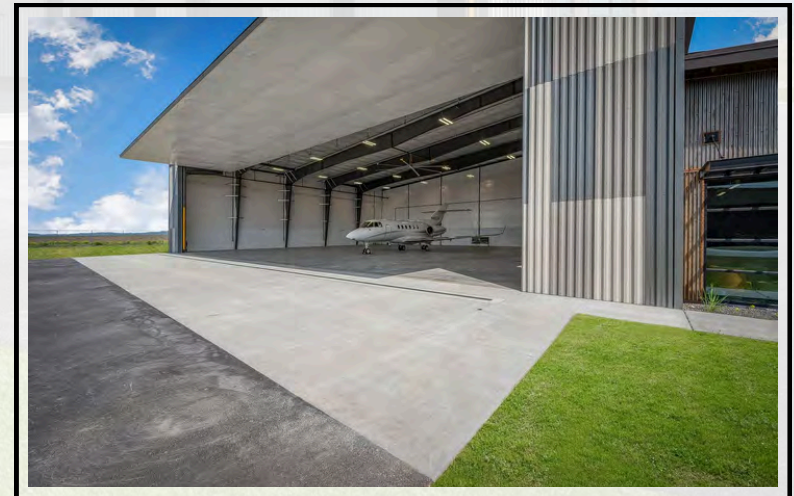
📋 PROPERTY OVERVIEW

This owner-controlled private aviation hangar delivers immediate operational capability with turnkey executive office and lounge infrastructure. The property includes additional leased land designated for future development, enabling expansion of office space or auxiliary storage buildings subject to airport authority and county approval. Limited inventory aviation infrastructure assets of this caliber rarely become available at regional airports experiencing the growth trajectory of Coeur d'Alene. The combination of operational readiness, expansion capacity, and strategic positioning in Idaho's favorable regulatory environment creates a compelling value proposition for sophisticated aviation operators.



The Private Corporate Terminal

The hangar's engineering specifications reflect deep understanding of corporate flight department requirements. The 100-foot clear span accommodates the wingspans of premier business jets, while the 12,000-square-foot bay provides operational flexibility for multi-aircraft configurations or dedicated maintenance zones. Radiant heating eliminates the operational inefficiencies and temperature fluctuations associated with forced-air systems, protecting sensitive avionics and maintaining optimal working conditions year-round in Idaho's variable climate.





Aviation Hangar Specifications & Capability



Clear-Span Door

100 feet wide x 26'-6" tall — accommodates large cabin and super-midsize corporate aircraft



Hangar Footprint

Approximately 120' x 100' (±12,000 SF bay) with flexible configuration options



Climate Control

Radiant heating systems in both hangar bay and apron areas



Electrical Infrastructure

480-volt service supporting advanced avionics and maintenance operations



Fleet Versatility

Supports stacking configurations including heavy jet plus turboprop or helicopter





Executive Office, Lounge & Zero-Downtime Advantage



Luxury Command Center

Approximately 2,024 SF of executive workspace with dedicated conference room and sophisticated finishes



Private Lounge

Executive lounge featuring fireplace, flat-screen entertainment, and bar area with full hospitality infrastructure



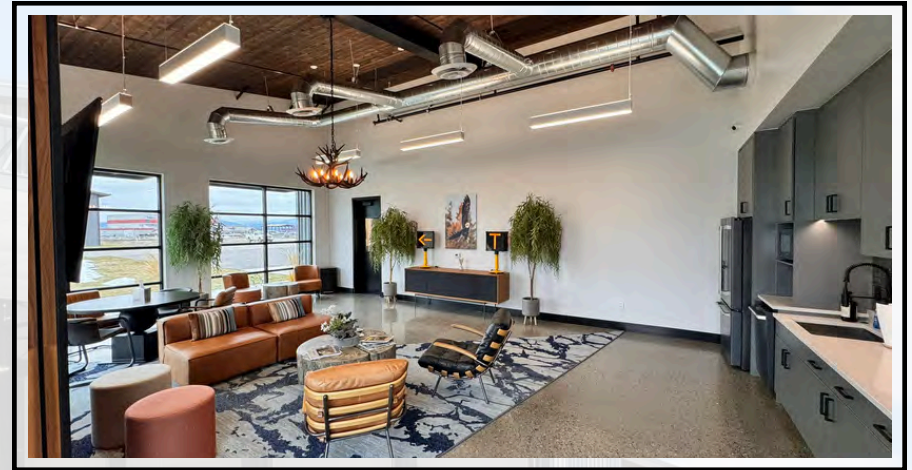
Executive Amenities

Two bathrooms including one with shower — essential for overnight operations and crew accommodations

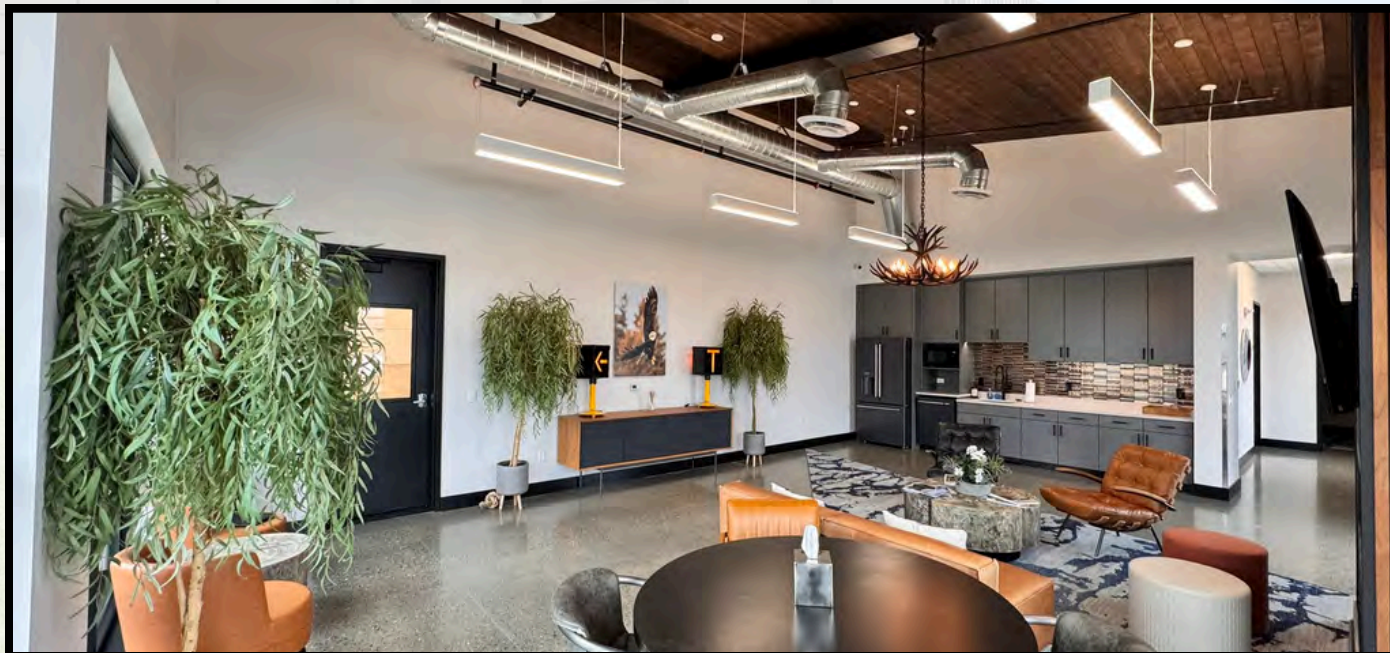
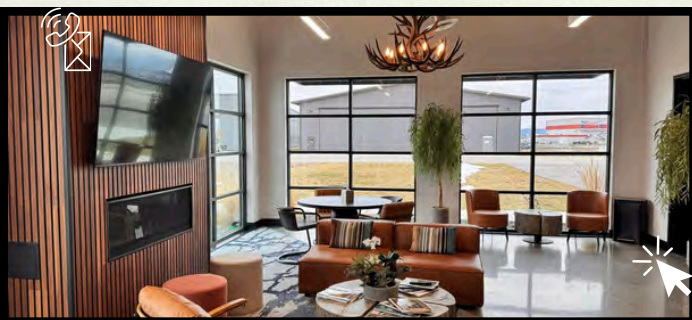
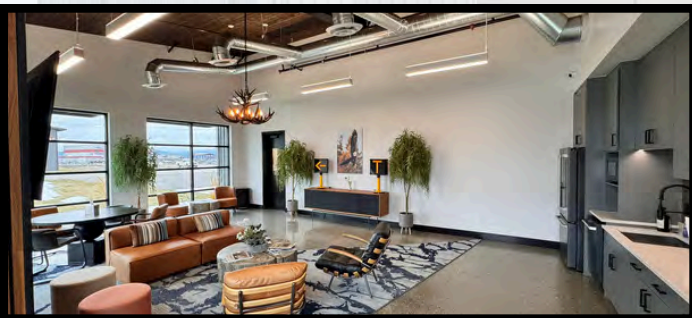


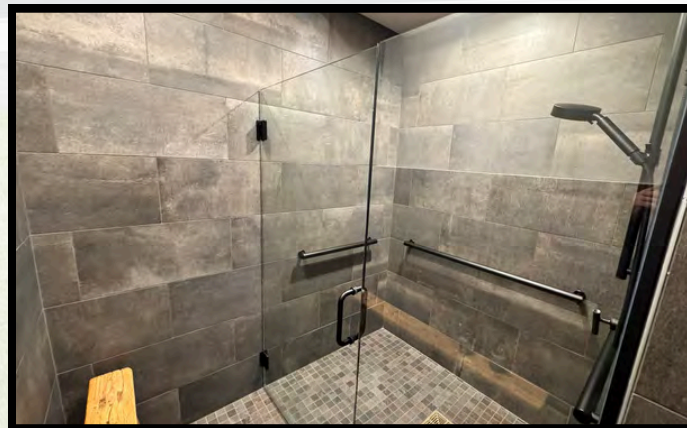
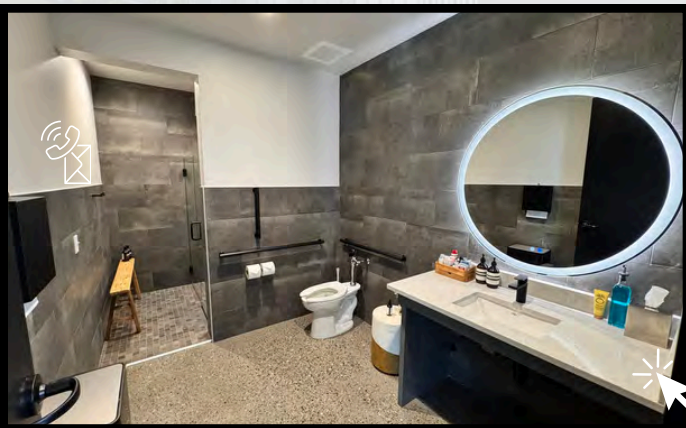
Turnkey Ready

High-end furniture and complete build-out included — operationally ready Day One with zero contractor delays



"Operationally Ready Day One" — This facility eliminates fit-out timelines, permitting, and contractor coordination. Principals can transition operations immediately, maintaining continuity without the 6-12 month delays typical of ground-up hangar development. The executive build-out reflects institutional-grade design standards rarely found in aviation facilities. This isn't merely a hangar with an office attachment — it's a fully integrated corporate headquarters that includes world-class aviation infrastructure. For principals managing complex schedules across multiple properties, this enables seamless integration of aviation operations with executive business functions.





Aircraft Capacity & Target Fleet Profile

The 100-foot clear-span door and approximately 12,000-square-foot hangar bay are engineered to accommodate the most prevalent large cabin and super-midsize corporate aircraft. This facility represents ideal infrastructure for the following fleet profiles:



Gulfstream

G450, G550, G650, G700, GIV-SP, G280, G200 — the gold standard in long-range executive aviation



Bombardier

Challenger 650, 605, 3500, 350; Learjet 75 — proven reliability for corporate flight departments



Dassault Falcon

8X, 7X, 900LX, 2000LXS — European engineering excellence with transcontinental capability



Cessna / Textron

Citation Longitude, Latitude, Sovereign+, X+ — dominant market presence in the super-midsize category




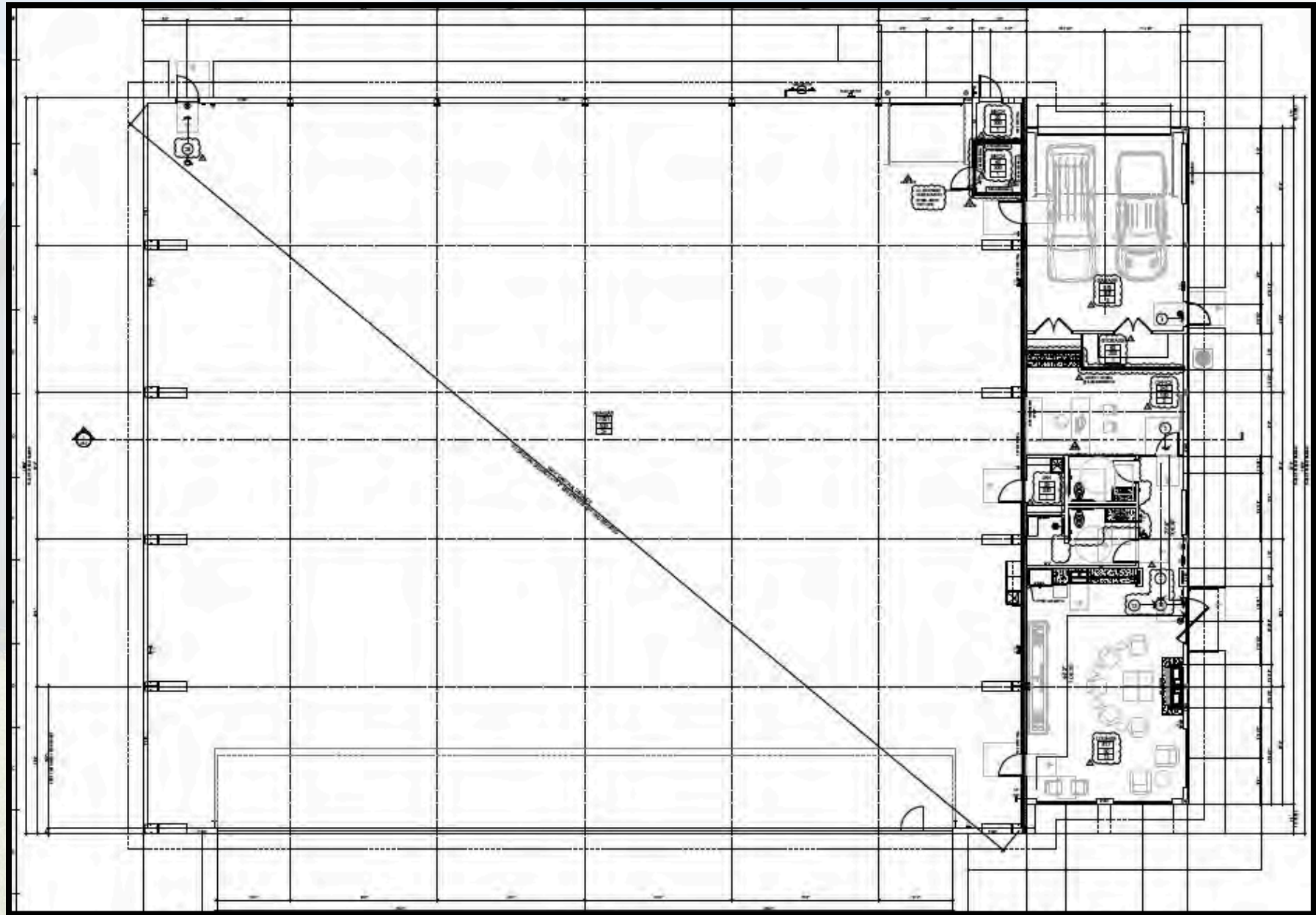
Embraer

Praetor 600/500, Legacy 650/500/450 — advanced avionics and operational efficiency



The facility's dimensions support not only single large-cabin aircraft but also strategic stacking configurations — enabling operators to hangar a heavy jet alongside a turboprop or helicopter. This operational flexibility maximizes the utility of the 12,000-square-foot bay while accommodating diverse mission profiles ranging from transcontinental executive transport to regional shuttle operations.

 **Operational Note:** Wingspan capacity is the critical constraint in hangar design. The 92-foot clear span positions this facility in the upper tier of regional airport infrastructure, accommodating 85% of the corporate jet market.





Ownership Structure, Ideal Buyer & Compliance

Ownership & Land Tenure



Ground Lease Structure

19 Year Ground lease with Kootenai County at Coeur d'Alene Airport — standard and widely accepted structure for public airport aviation assets



Private Ownership

Hangar, executive office, lounge, garage, and all improvements are privately owned and transferable



Long-Term Certainty

Provides long-term access certainty, operational control, and regulatory consistency at a public-use airport

Ideal Buyer Profile



Corporate Flight Departments

Organizations seeking operational autonomy and cost efficiency by eliminating recurring FBO fees



Private Aircraft Owners

Ultra-high-net-worth individuals requiring private, secure facilities with executive amenities



Family Offices

Sophisticated investors seeking aviation infrastructure as part of diversified asset portfolios



Aviation Businesses

Charter operators, management companies, and aviation-centric enterprises requiring operational headquarters



This asset is publicly marketed to qualified buyers who understand the strategic value of private aviation infrastructure. Additional financial details, lease documentation, and operational data are available to pre-qualified parties under appropriate confidentiality protocols.



Coeur d'Alene Airport - Pappy Boyington Field

Pappy Boyington Field (KCOE) — Coeur d'Alene's general aviation gateway features a 7,400-foot primary runway, full ILS approaches, and robust infrastructure supporting corporate jet operations. The facility serves as a critical aviation hub for the region's growing business community and serves operators seeking alternatives to constrained Pacific Northwest markets.

Airport Infrastructure

KCOE accommodates aircraft from light GA to large corporate jets with dual paved runways (7,400 x 100 ft primary, 5,400 x 75 ft crosswind), 24/7 fuel services (100LL and Jet A), maintenance facilities, and U.S. Customs clearance. Recent runway enhancements and expansion planning reinforce its position as a regional hub 25 miles from Spokane International. The airport supports operations including StanCraft Jet Center's 30,000 sq ft complex, attracting operators with competitive fees and exceptional access to outdoor recreation.





LOCATION DESCRIPTION

Coeur d'Alene is one of the most desirable destinations in the Northwest, known for its crystal clear lake, mountains, and four season recreation including boating, skiing, hiking, and golf. A vibrant downtown waterfront, restaurants, boutique shopping, and year round events make it appealing as a vacation destination and full time residence.

Beyond lifestyle, Coeur d'Alene attracts business owners and executives drawn by Idaho's favorable tax structure and business friendly environment. The region offers accessibility without congestion, proximity to Spokane, and strong community ties that larger resort markets lack. For those seeking quality of life and enduring appeal, Coeur d'Alene stands out as a place where people choose to stay.



LOCATION DETAILS

COUNTY:

KOOTENAI

POPULATION GROWTH:

One of Idaho's fastest growing counties with 1.7% annual population growth

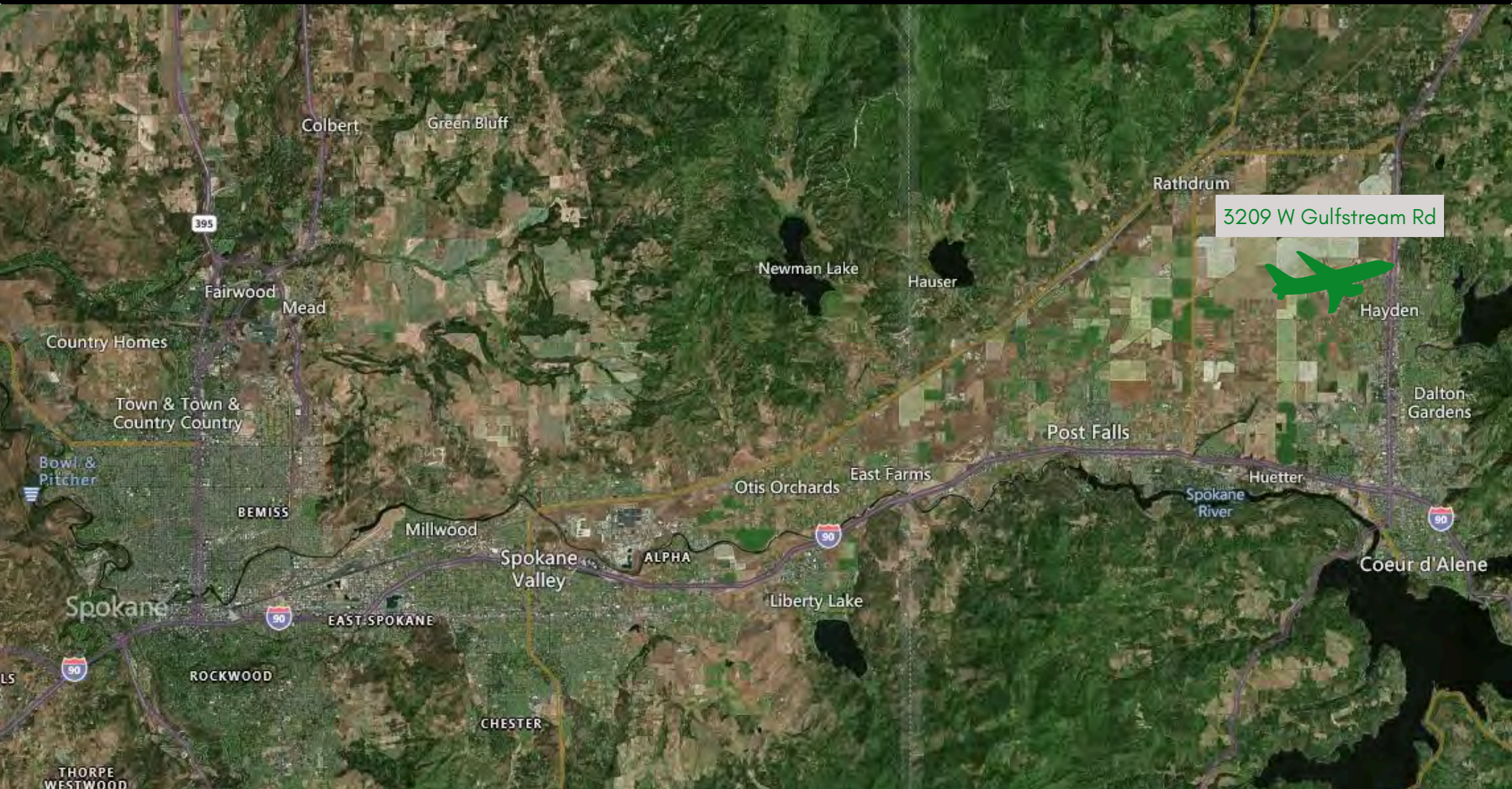
TOURISM & LIFESTYLE:

Renowned for Lake Coeur d'Alene, outdoor recreation, and a thriving downtown district

ACCESSIBILITY:

Conveniently located with immediate access to U.S. Highway 95 and just minutes from I-90, providing easy regional connectivity.

LOCATION



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