

# LEESBURG AIRPORT HANGAR COMPLEX

Twin-Unit Corporate Hangar | Leasehold Interest | KLEE

Leesburg, FL | Lake County | Central Florida

## PROPERTY OVERVIEW

A rare opportunity to acquire the leasehold interest in a 14,952 SF Class S twin-unit corporate hangar complex at Leesburg International Airport (KLEE). Built in 2015 for over \$5 million, the facility features two independent, mirror-image hangar units, each with a 4,900 SF open-span bay and a fully appointed 2,576 SF mezzanine-level executive suite. Both units are vacant and move-in ready following approximately \$397,000 in renovations completed in 2022-2023.

## KEY FEATURES

- **Twin Hangar Bays**  
Two 4,900 SF open-span bays with polished concrete floors
- **18' H x 60' W Electric Doors**  
Accommodates business jets to large piston twins
- **Executive Mezzanine Suites**  
2 x 2,576 SF suites — each with 3BR/3BA, full kitchen, office
- **14,952 SF Total | Built 2015**  
Class S construction with \$397K in recent renovations
- **Ground Lease**  
~\$7,530/yr current rent — expires Oct 2043
- **KLEE — 6,300-ft Runway**  
ATC tower daily, ~107K annual ops, persistent hangar waitlist

## INVESTMENT HIGHLIGHTS

### OWNER-USER FLEXIBILITY

Occupy both units for a large corporate flight operation, or use one and lease the other for operating income.

### STRONG MARKET DEMAND

KLEE maintains persistent hangar waiting lists, validating sustained demand for quality enclosed hangar space in this market.

### FAVORABLE LEASE STRUCTURE

NNN ground lease at ~\$7,530/yr with biennial CPI escalations — remarkably favorable for a 14,952 SF Class S facility.

## PREMIER LOCATION

- Leesburg International Airport (KLEE), 8600 Airport Blvd
- 6,300-ft primary runway | 4,957-ft crosswind runway
- Lake County — adjacent to The Villages growth corridor
- ~45 miles northwest of Orlando (KMCO)
- Direct access from US Highway 441
- Strong regional growth: +6.51% population since 2020

*Both units currently vacant — ideal for corporate flight department, owner-operator, or aviation investment.*

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