



**±21,500 SF AIRCRAFT HANGAR FACILITY FOR SALE OR LEASE**

*ARLINGTON*  
**MUNICIPAL**  
*AIRPORT*

**19010 59TH DRIVE NE  
ARLINGTON, WA 98223**

**CBRE**



# THE OPPORTUNITY

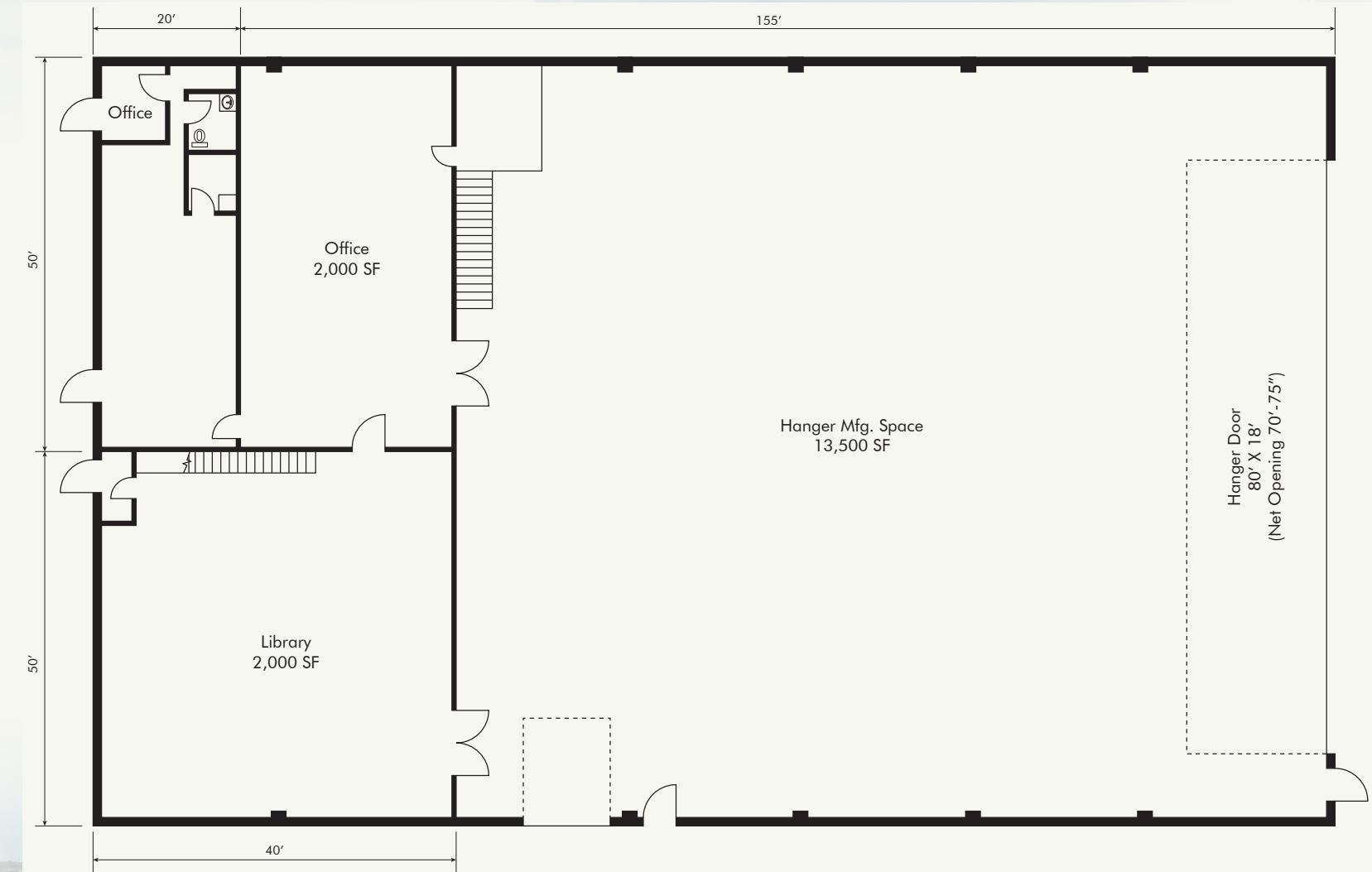
**CBRE is pleased to offer this opportunity to purchase or lease an approximately 21,500 SF aircraft hangar facility at the Arlington Municipal Airport in Arlington, Washington.**

The facility features an approximately 13,500 SF hangar bay with a 80' wide by 18' tall hangar door. There is ample office space between two stories in the facility, as well as a spacious kitchen area, coffee bar, break area, and restrooms. All new floor tile and carpet was recently installed. The facility was most recently used and heavily upgraded by an electric aircraft start-up company that invested in the infrastructure for this type of operation. This is an excellent opportunity for a private flight department looking for its own exclusive facility, as well as for a variety of aviation-related businesses. The Arlington Municipal Airport is an attractive option for groups seeking more economical alternatives to larger commercial airports in the region with a well-supported base of operations.

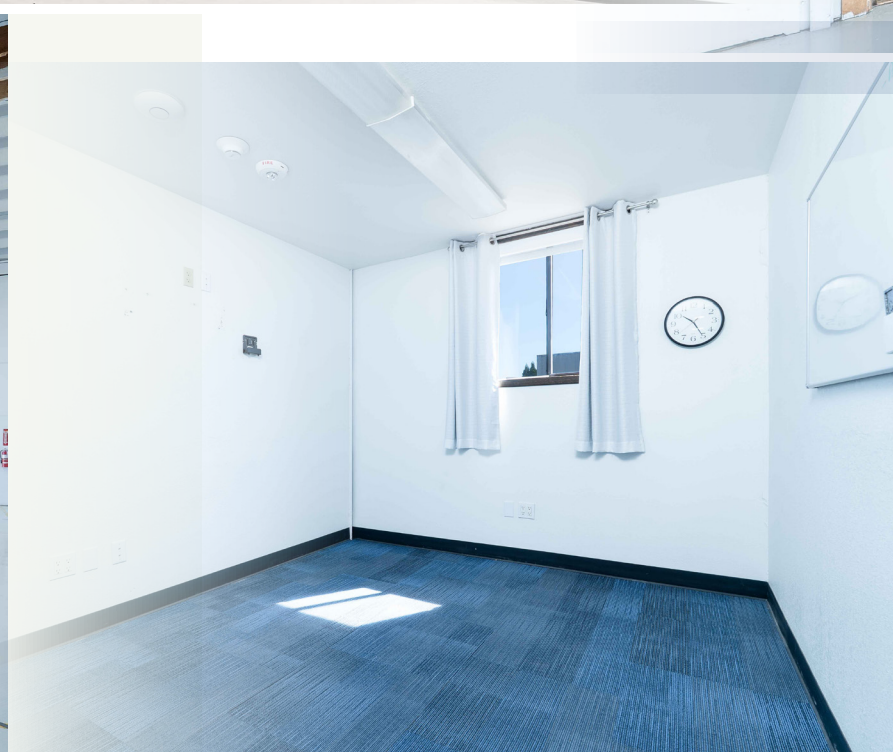
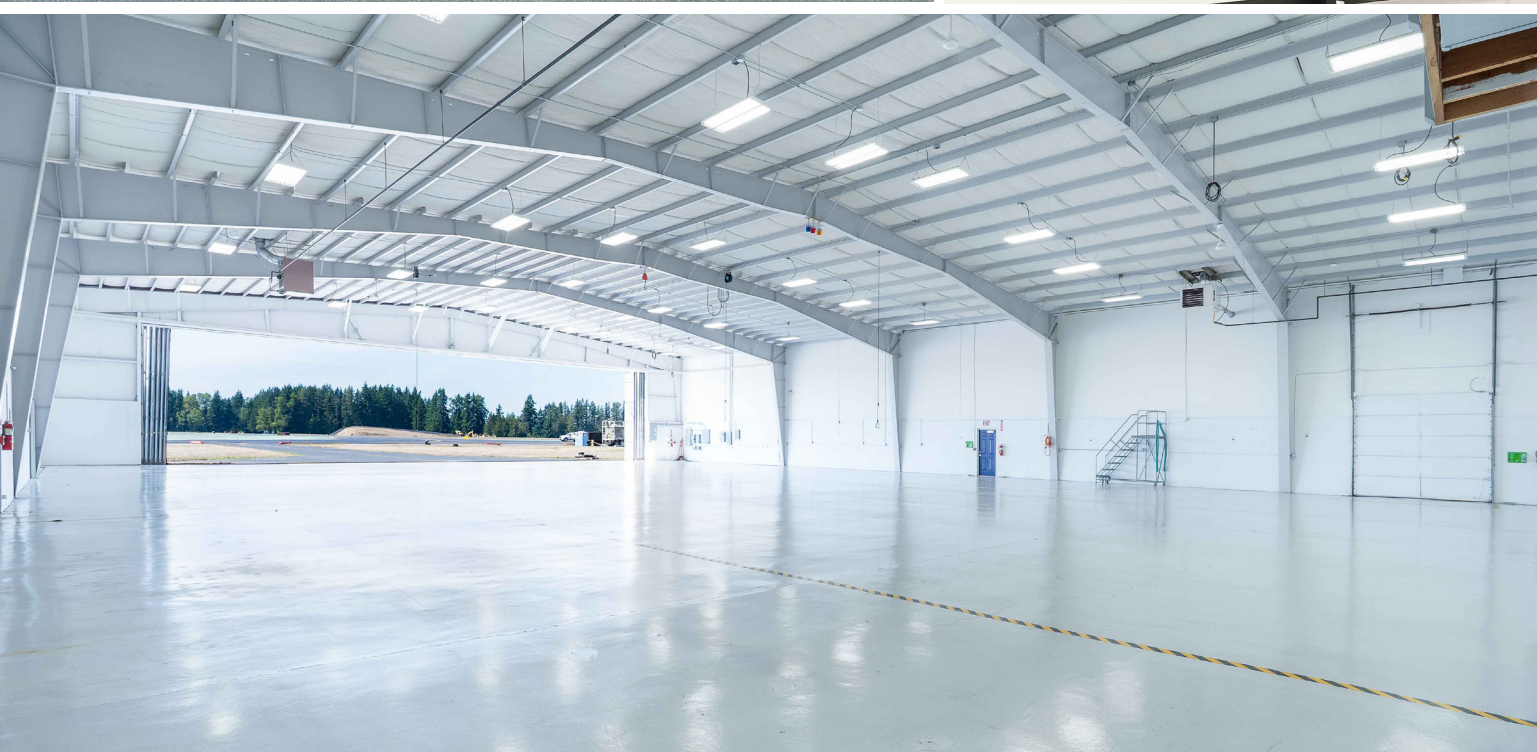
## HIGHLIGHTS

- ±13,500 SF hangar bay
- ±8,000 SF of office space/kitchen/restrooms
- Hangar Door Dimensions: 80' wide by 18' tall
- Hangar bay includes three electric charging ports and four ceiling drop down reels
- Ground lease term through December 31, 2061
- Completely remodeled (ADA compliant) restrooms, kitchen area, coffee bar, break area, all new floor tile and carpet throughout
- Expanded undeveloped second story space for workstations
- Extensive electrical interiors upgrade/installation for 60 workstations (power and Cat5 Ethernet) and overhead light plus additional mini split HVAC system.
- Major upgrade of building electrical utility of 208V 100A service to 480V 1,200A service

# FLOOR PLAN - FIRST FLOOR











# ARLINGTON MUNICIPAL AIRPORT

(AWO) is a strategically located airport within the Puget Sound region. Situated near Arlington, Washington, the airport offers convenient access to major metropolitan areas including Seattle and Everett and is within easy reach of the Canadian border. The airport features a primary runway which is 5,332 feet long, able to accommodate a variety of aircraft. Its location offers operational advantages, including reduced congestion compared to larger commercial airports, and streamlined access to local businesses and amenities. Arlington Municipal Airport hosts a range of aviation-related businesses on-site, including maintenance providers and fuel services to support aircraft operations and maintenance. The airport is an attractive option for private flight departments and aviation-related businesses seeking a well-supported base of operations.







# ARLINGTON *MUNICIPAL* AIRPORT

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