

# EXECUTIVE AVIATION/UAS HANGARS

Byron Airport, CA



File Footage – UAS Drone Photo

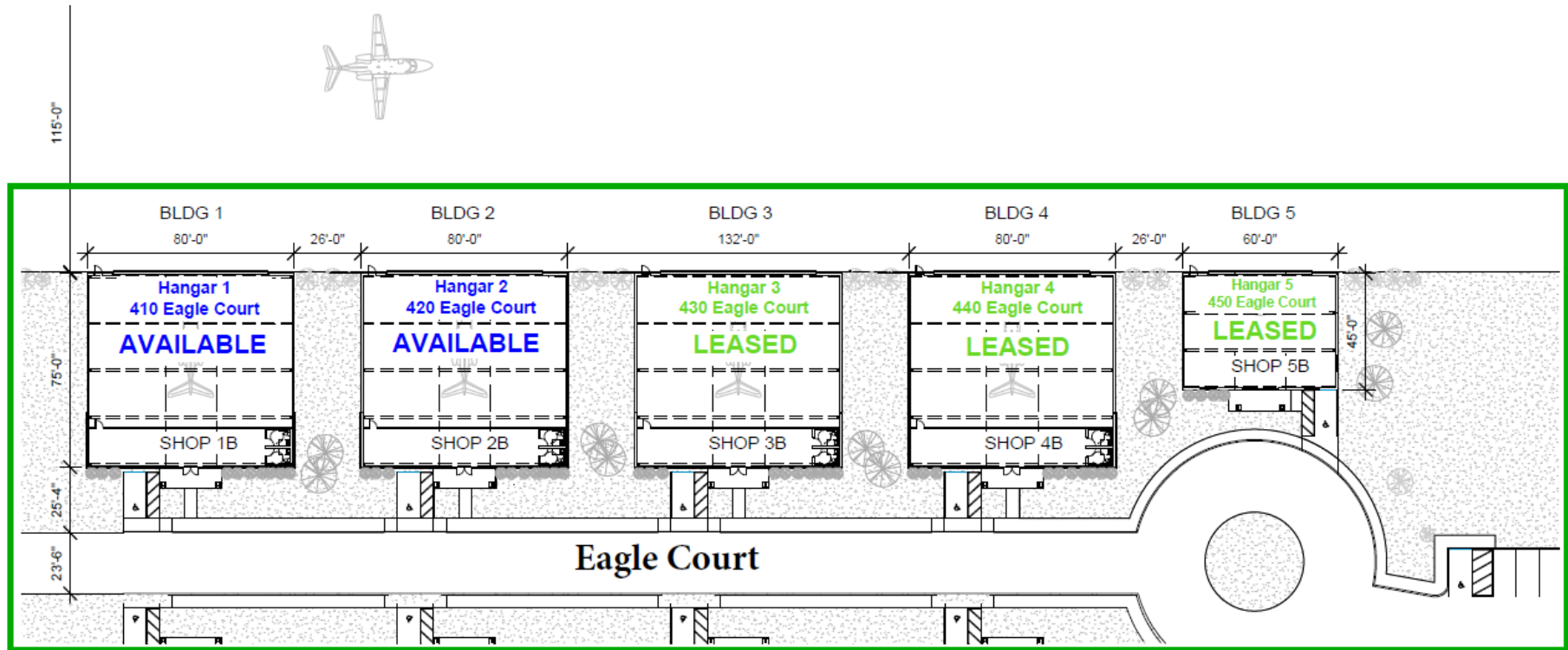


- Multiple New Hangar Buildings Available
- Unmanned Aerial Systems (UAS) Test Site

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410-450 EAGLE COURT  
BYRON, CA



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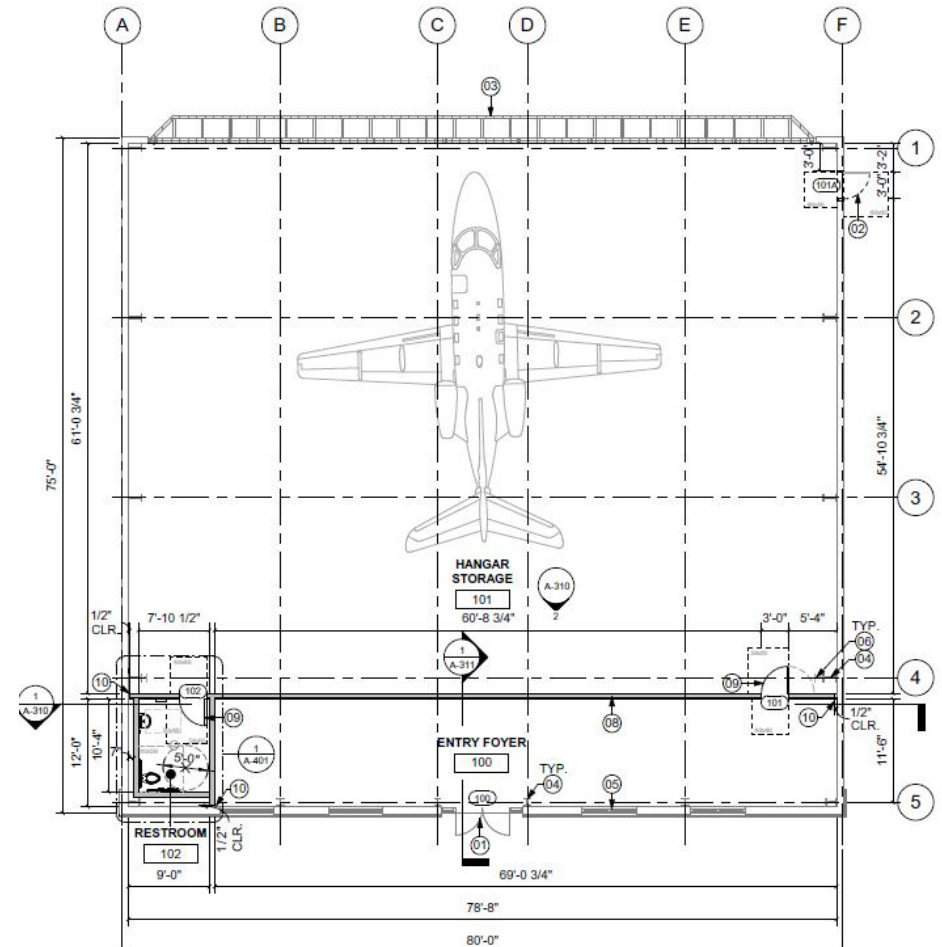
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### SPECIFICATIONS

Building:	Length - 80 ft
	Width - 75 ft
	Clear Height - 31 ft
Hangar Door:	Width - 62 ft
	Height - 21 ft
Amps:	200 A, 120/208 V, 3 phase capable
Restroom:	Yes
Asking Rate:	CALL for Base Rent / NNN Lease
Operating Expenses:	\$0.51 PSF/MO for 2026 - Budget



All drawings are conceptual and may differ from the completed buildings  
Second floor mezzanine, and additional tenant improvements can be constructed at an added cost

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GALLERY

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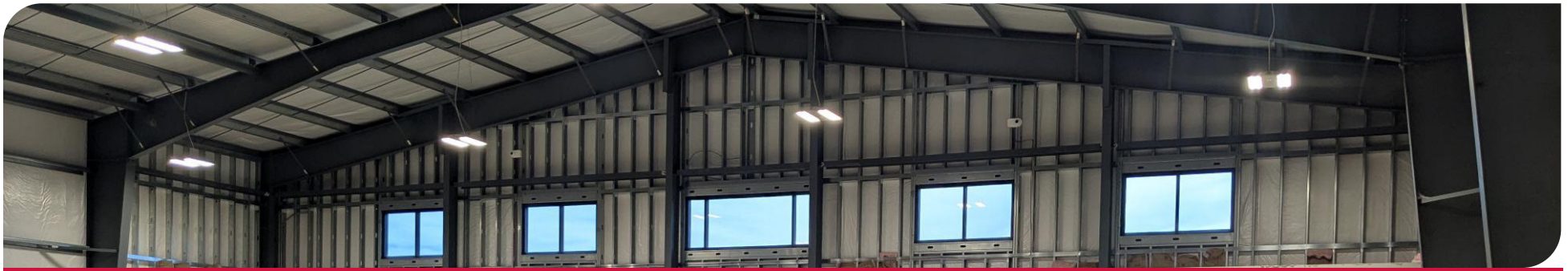
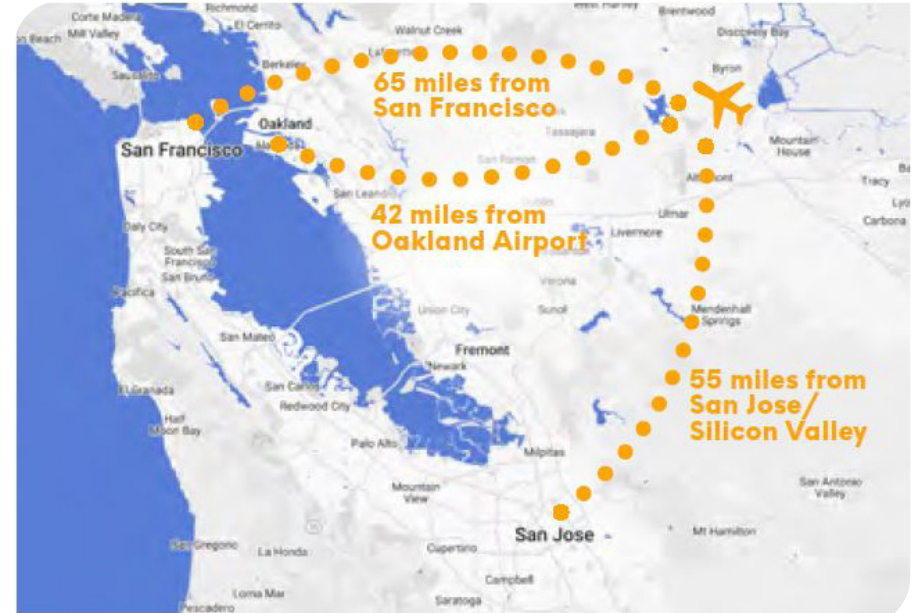


### ABOUT THE LOCATION

Byron Airport is a non-towered airfield in Class G Airspace, located in the Bay Area, just 65 miles from downtown San Francisco and 55 miles from Silicon Valley. The surrounding communities offer an abundance of affordable housing for employees relative to other municipalities in the Bay Area.

### AIRPORT SPECIFICATIONS

- 4,500' x 100' Runway 12-30 with PAPIs
- 3,000' x 75' Runway 5-23 with PAPIs
- Class G Airspace up to 700' AGL (non-towered)
- Lowest 100L fuel prices in the region
- Easy access is available via I-580, located just 15 min from airport



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### ABOUT THE UAS

#### Unmanned Aerial Systems (UAS) Test Site Part 107

Many Bay Area companies have developed innovative UAS technologies and are testing their prototypes and production vehicles at Byron currently.

In March 2020, in coordination with the University of Alaska Fairbanks and ACUASI, Byron Airport was admitted to the Pan-Pacific Unmanned Aerial System Test Range Complex (PPUTRC). The PPUTRC is one of only official Federal Aviation Administration test sites in the United States for UAS.

Byron Airport now offers a designated UAS test area, which was established through a Certificate of Authorization maintained by ACUASI.

ACUASI has developed strong relationships and a proven track record with the FAA and will actively partner with companies to acquire any other required operational and/or airspace permits/waivers.



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## ABOUT UAM Byron, LLC

UAM Byron, LLC (UAM) is a joint-venture between MS Commercial, Inc. and Nearon Enterprises, two premier Bay-Area based commercial real estate firms. As ground lessee, UAM has built a multi-disciplinary team of design and construction professionals to generate a development plan that will accommodate the diverse array of needs of US operators.

## ABOUT LEE & ASSOCIATES

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979. Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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