

FOR SALE OR LEASE

**±35,000 SF AIRCRAFT  
HANGAR AND OFFICE  
FACILITY AT YELLOWSTONE  
REGIONAL AIRPORT**

304 Duggleby Drive | Cody, Wyoming 82414

**FBO/MRO OPPORTUNITY**

**CBRE**



# PROPERTY OVERVIEW

CBRE is pleased to offer a ±35,000 SF hangar and office facility for sale or lease at Yellowstone Regional Airport. Built-in 2022, this impressive facility features two ±12,000 SF hangar bays, separated by ±11,000 SF of high-end office space. The hangars are large enough to accommodate most large corporate jets and would be an ideal fit for a private flight department, FBO, MRO, charter company, and other aviation-related businesses. The facility is located in an Opportunity Zone, and would also be a great 1031 exchange opportunity. The owner is open to leasing or selling all or part of the facility, including individual hangar bays. The facility is priced well below replacement value at just \$157.00/SF.

## NEW PRICING

**SALE PRICE: \$5,495,000.00 (\$157.00/SF)**

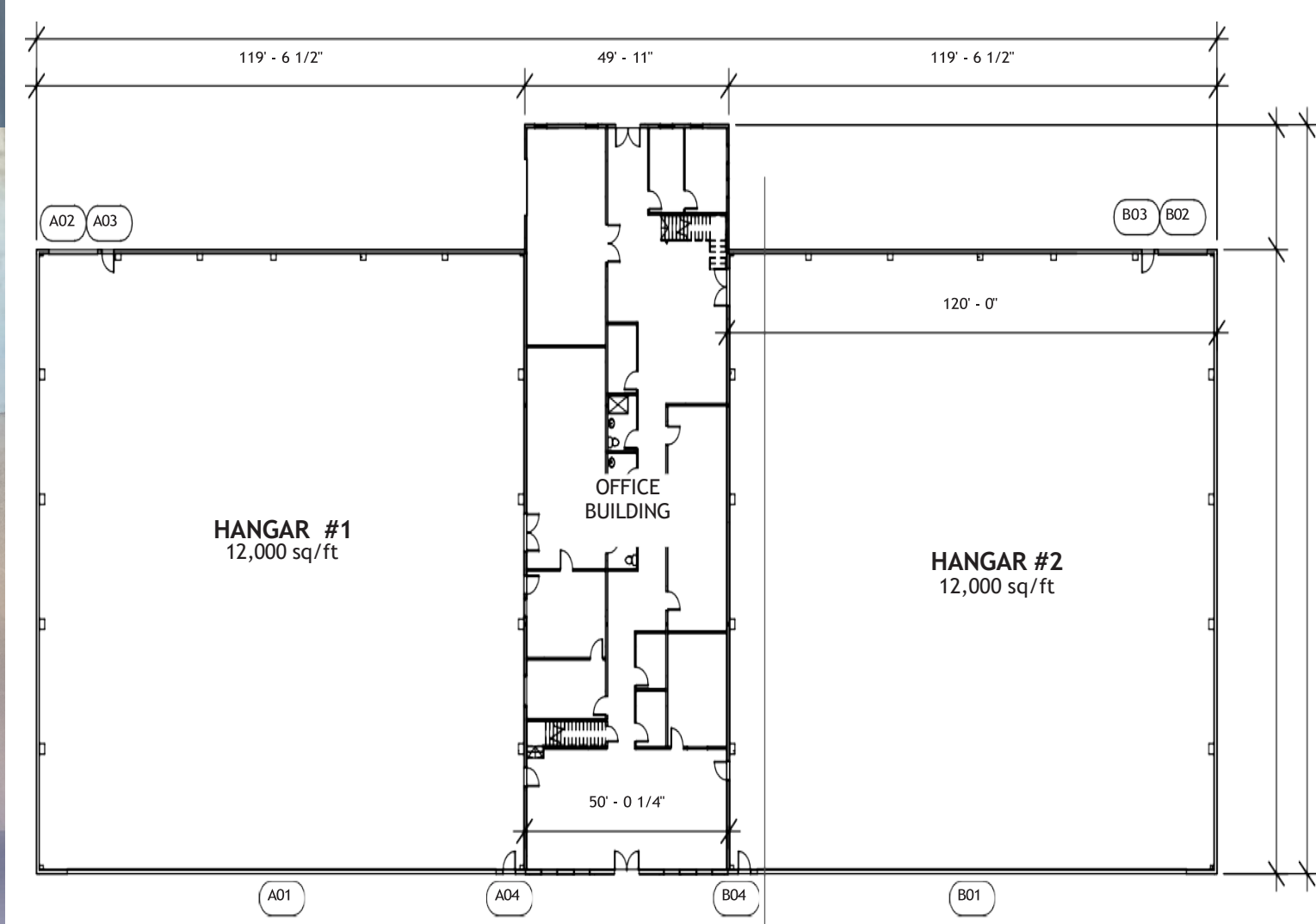
**LEASE RATE: \$0.95/SF/NNN FOR HANGAR SPACE AND \$0.95/SF/NNN FOR OFFICE SPACE**

# HIGHLIGHTS

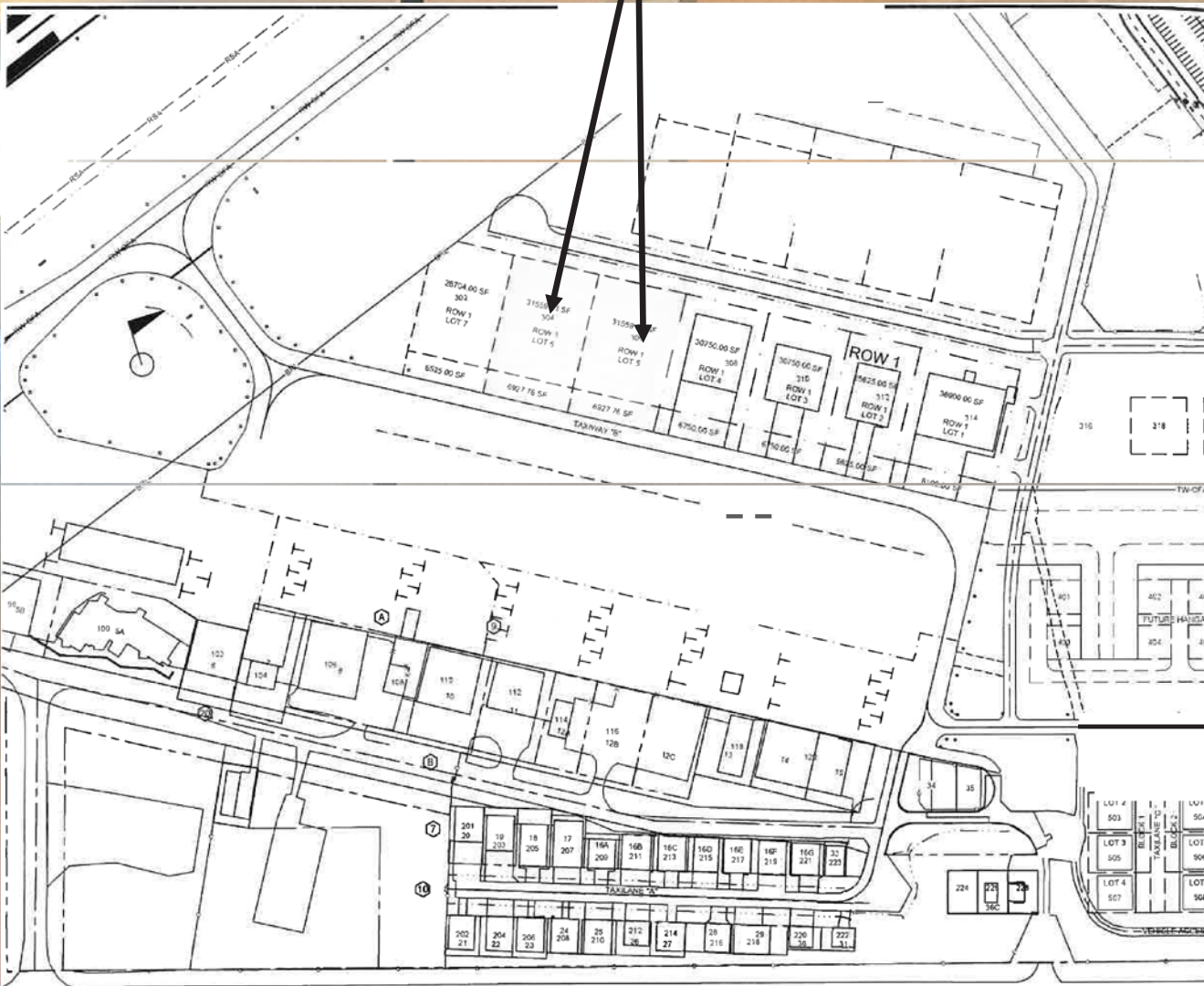
- **Hangar Bays (2):** 120 ft. x 100 ft. each
- **Hangar Doors:** 105 ft. width x 28 ft. height
- **Hydraulic Hangar Doors**
- **Office Space:** 11,000 SF total on two floors
- **Year Built:** 2022
- **Ground lease term through June 30, 2042, plus four five-year extension options**
- **Great 1031 exchange opportunity**
- **Located in Opportunity Zone**
- **Owner is open to leasing or selling all or part of the facility, including individual hangar bays**
- **Owner is open to short and long term leases**



# FLOOR PLAN



# SITE PLAN







AIRCRAFT HANGAR AT  
**YELLOWSTONE REGIONAL AIRPORT**



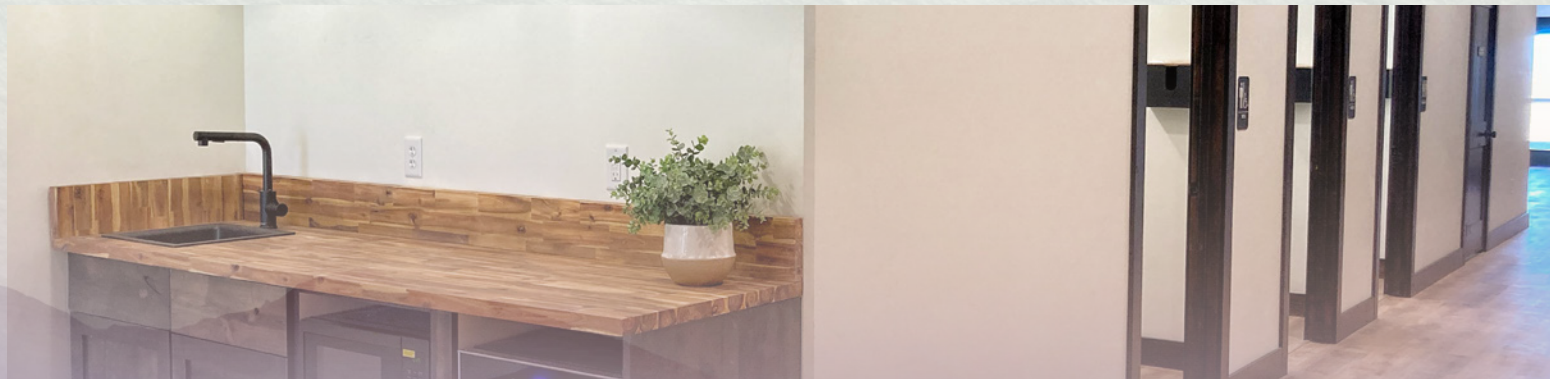
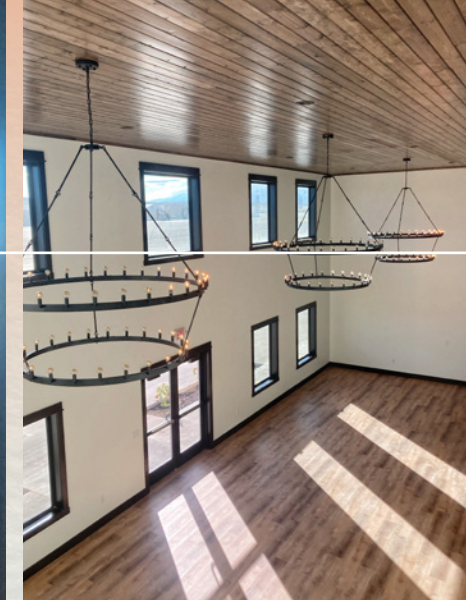
# YELLOWSTONE REGIONAL AIRPORT

Located just outside of the central business district of Cody, Yellowstone Regional Airport is the only commercial airport in Park County, Wyoming. It is serviced year-round by United Express and has one FBO, Hawthorne Aviation. The airport is a popular choice for general aviation operations and also serves as a gateway to Yellowstone National Park.





# PROPERTY PHOTOS







**CBRE**

## CONTACTS

### **KATRIN M. GIST**

Senior Vice President  
National Lead, CBRE Airport Properties  
+1 206 442 2768  
[katrin.gist@cbre.com](mailto:katrin.gist@cbre.com)

### **CRAIG THOMAS**

Senior Vice President  
+1 801 869 8024  
[craig.thomas@cbre.com](mailto:craig.thomas@cbre.com)

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM Yellowstone Regional Airport Hanger\_BRO\_Gist\_v05\_BA 07/18/24