

AVAILABLE FOR LEASE

AIRCRAFT HANGAR FACILITY AT FRANCIS S. GABRESKI AIRPORT

WESTHAMPTON BEACH
NEW YORK, 11978

35,000 SF
HANGAR FACILITY



CBRE

OVERVIEW



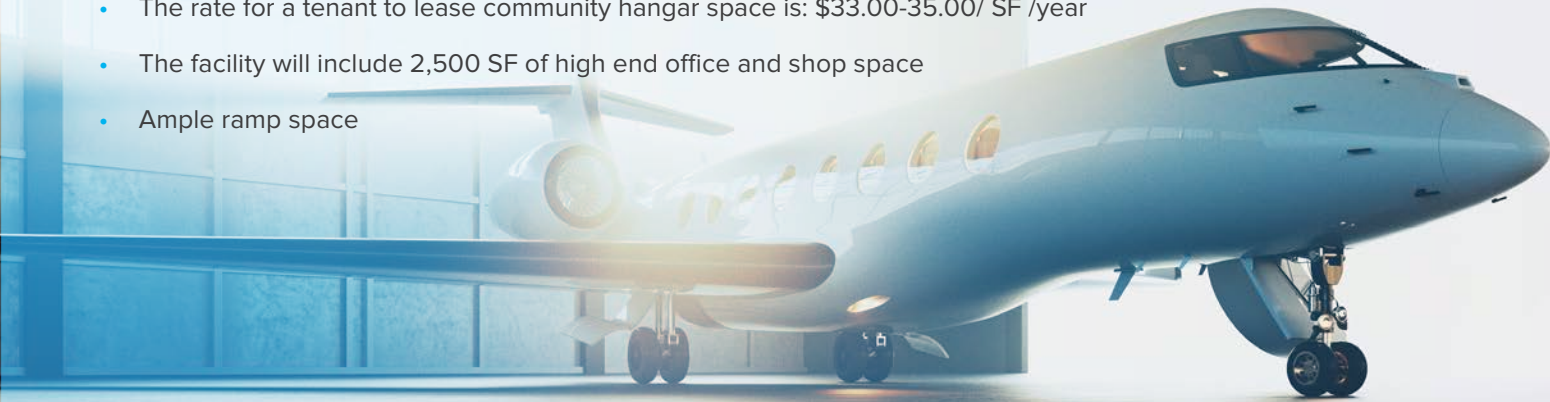
CBRE is pleased to offer an approximately 35,000 SF aircraft hangar facility for lease at the Francis S. Gabreski Airport in Westhampton Beach, New York. This is an excellent opportunity to secure a private, high-end hangar facility in the increasingly tight Northeast hangar market. The facility could be secured by a single tenant, ensuring the utmost privacy, or could be leased to multiple tenants. The proximity of Francis S. Gabreski Airport to New York City and The Hamptons makes this a convenient location for quick repositioning flights to other airports in the area, and is located just a short drive from the Hamptons' most exclusive neighborhoods. The airport has customs on-site as well as a third-party MRO service provider.



PREMIER NEW HANGAR FACILITY

ESTIMATED COMPLETION DATE Q1 2025

- The rate for a tenant to exclusively lease the entire facility is: \$45.50/ SF /year
- The rate for a tenant to lease community hangar space is: \$33.00-35.00/ SF /year
- The facility will include 2,500 SF of high end office and shop space
- Ample ramp space



HIGHLIGHTS



35,000 SF
Hangar facility



Hangar Door
Dimensions
200 ft. wide x 28 ft. tall



High gloss
epoxy floor



Three runways, the
longest of which
is 9,000 ft.



Quick repositioning
flight to other New
York area airports



Estimated
Completion Date
Q1 2025

ARCHITECTURAL RENDERINGS OF NEW HANGAR FACILITY







Modern Aviation was formed to provide essential services to the general aviation community based on the core principles of industry-leading safety, training, premium customer service, and quality. Modern's dedicated and highly trained employees provide services in up-to-date, current facilities utilizing modern technology and equipment. Modern's goal is to efficiently handle each customer's aircraft as if it were its own and enable every customer trip to be a successful one.



MODERN AVIATION FOK SERVICES

- Hours of operation: 7:00 AM - 11:00 PM
- NATA Safety 1st Trained Line Technicians
- First Class Concierge Service
- Fuel Services
- Superior Ground Support
- De-Icing



- Modern Aviation provides catering services
- Aircraft Maintenance and Repair On-site
- Car and Driver Transportation Available

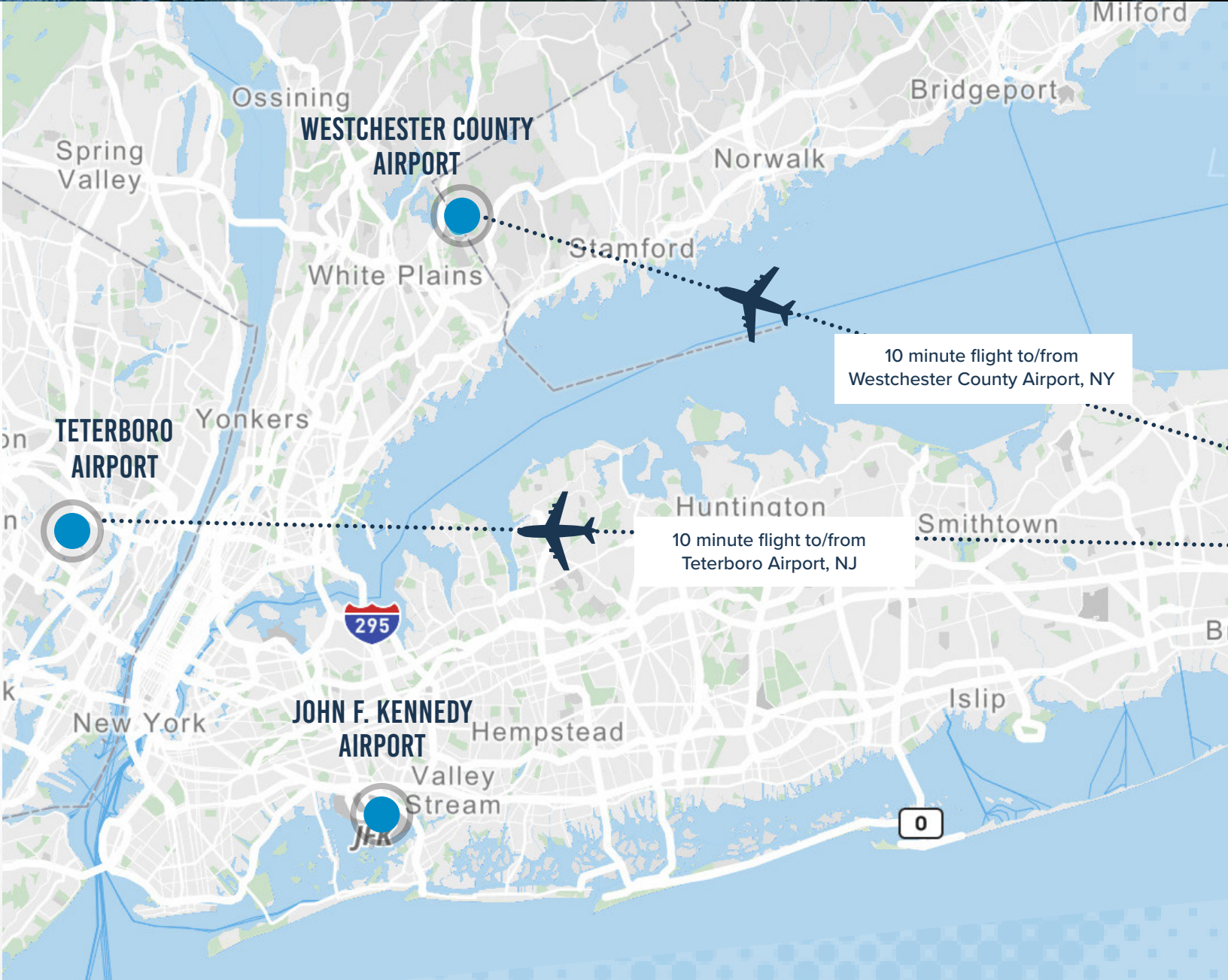
HANGAR SITE LOCATION

FRANCIS S. GABRESKI AIRPORT
WESTHAMPTON BEACH | NEW YORK, 11978



NEW HANGAR SITE

**FRANCIS S. GABRESKI
AIRPORT**





FRANCIS S. GABRESKI AIRPORT

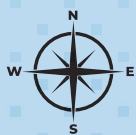
Located in Westhampton Beach, New York, Francis S. Gabreski Airport is a joint civil-military airport that serves general aviation users. The airport is just a short drive away from the most exclusive neighborhoods in the Hamptons. It is approximately 80 miles east of New York City, and just a 10-minute repositioning flight to Westchester County Airport and Teterboro Airport. The airport covers approximately 1,450 acres and has three runways, the longest of which is 9,000 ft.

Long Island Sound

FRANCIS S. GABRESKI AIRPORT

Riverhead

Brookhaven



2.6

MILES TO WESTHAMPTON BEACH

42

MILES TO MONTAUK

80

MILES TO NEW YORK CITY

85

MILES TO TETERBORO, NJ

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