



- Rare Opportunity
- Over 10,000 sf
- Direct taxi access to airport
- 50' x 12' hangar door
- Very large apron for staging etc.
- Large parking area
- Office and Warehouse AC

## Hangar / Light Industrial

Rare opportunity to acquire a ±10,698 square foot freestanding aircraft hangar located within the commercial aviation section of Stellar Airpark in Chandler. This property offers direct taxiway access to Stellar's 4,400± foot paved and lighted runway, allowing immediate runway connectivity. Positioned on W Venus Way, the asset sits within the established aviation business corridor of the airpark -- ideal for corporate operators, charter services, aircraft management, or private ownership seeking scale and apron depth.

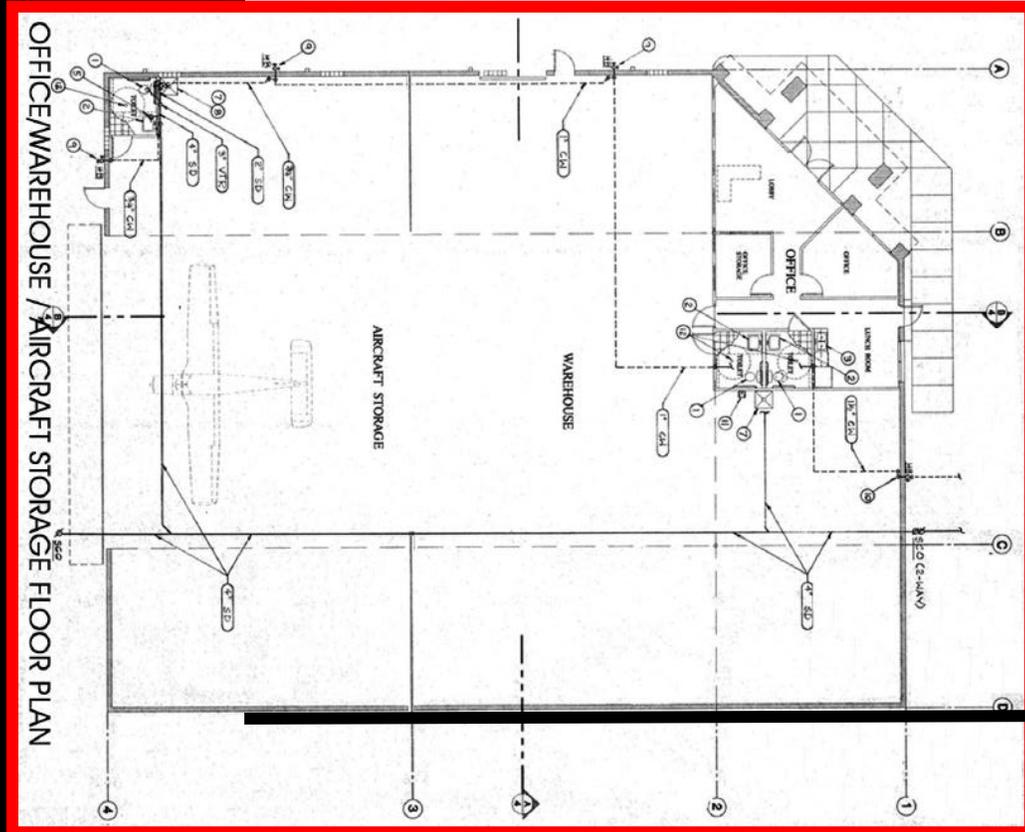


Dan McClure, Associate Broker  
Dan@AllBusinessCommercialProperty.com

480-788-6254

Each office is independently owned and operated. Keller Williams Realty Sonoran Living, 9200 E Pima Center Parkway, Suite 240, Scottsdale, AZ 85250

The above is subject to prior sales and leasing. This information originated from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information



- Reception
- Two private offices
- Wood Shop
- Break Room / Kitchen
- Private bathrooms
- Hangar bathroom
- Aircraft Storage

## Floorplan

In the above floor plan, you can see the open space and the original office configuration. In addition to that office space, an additional space that is currently set up as a wood shop has been added.

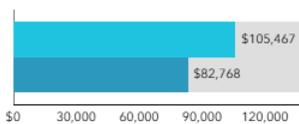


## Demographics

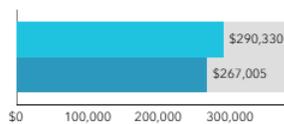
### INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.

#### MEDIAN HOUSEHOLD INCOME



#### MEDIAN NET WORTH



Bars show comparison to

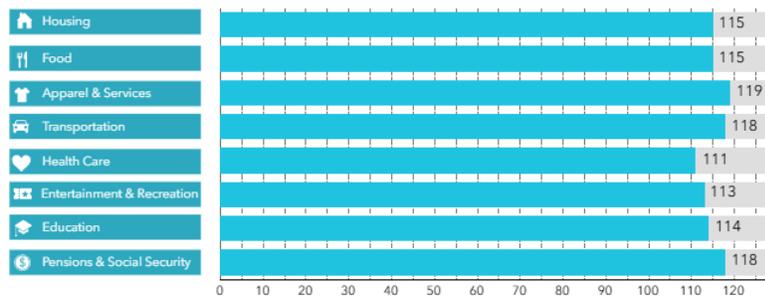
Arizona

Bars show comparison to

Arizona

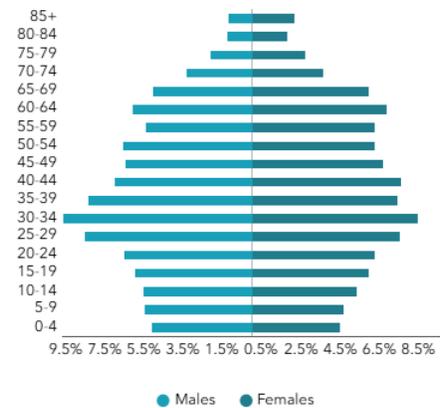
### AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



### AGE BY SEX

Median Age: 38.3



### DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to

Arizona

## Photos / Video Link



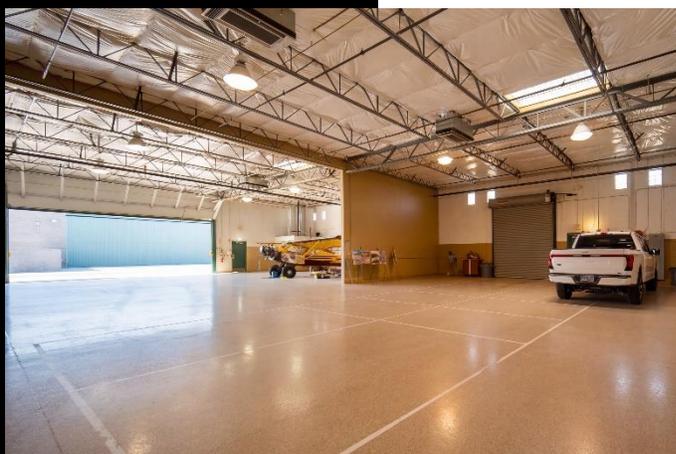
<https://vimeo.com/reviews/d56091e8-448e-4a61-8071-de4ca065f9f0/videos/1173836140>

# ALL BUSINESS COMMERCIAL PROPERTY

4143 W Venus Way, Chandler, AZ



SITE PLAN



**KW** KELLERWILLIAMS. REALTY  
SONORAN LIVING

**KW** COMMERCIAL<sup>SM</sup>

Dan McClure, Associate Broker  
Dan@AllBusinessCommercialProperty.com

480-788-6254

Each office is independently owned and operated. Keller Williams Realty Sonoran Living, 9200 E Pima Center Parkway, Suite 240, Scottsdale, AZ 85250  
The above is subject to prior sales and leasing. This information originated from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information