



**±17,400 SF**  
AIRCRAFT HANGAR  
**FOR SALE**



86-400 LIGHTENING STREET HANGAR D  
THERMAL, CALIFORNIA 92274

**CBRE**

## THE OFFERING

CBRE is pleased to offer this opportunity to purchase a **±17,400 SF aircraft hangar at Jacqueline Cochran Regional Airport in Thermal, California.** The hangar includes approximately ±2,000 SF of office space and fully equipped crew quarters, providing a comfortable and functional setup for aviation operations. The space is well-suited for a variety of aircraft uses and includes convenient on-site parking. Jacqueline Cochran Regional Airport offers a prime location in the Coachella Valley with easy access to major surrounding areas and uncongested airspace. It provides a convenient and efficient alternative to busier Southern California airports, making it an ideal choice for aircraft owners and operators.



## INVESTMENT HIGHLIGHTS



28x120 ft hangar door



Sprinkler fire suppression system



Ample shared auto parking



2,000 SF of office space including:

- ▶ Bathroom
- ▶ Kitchenette
- ▶ Crew quarters



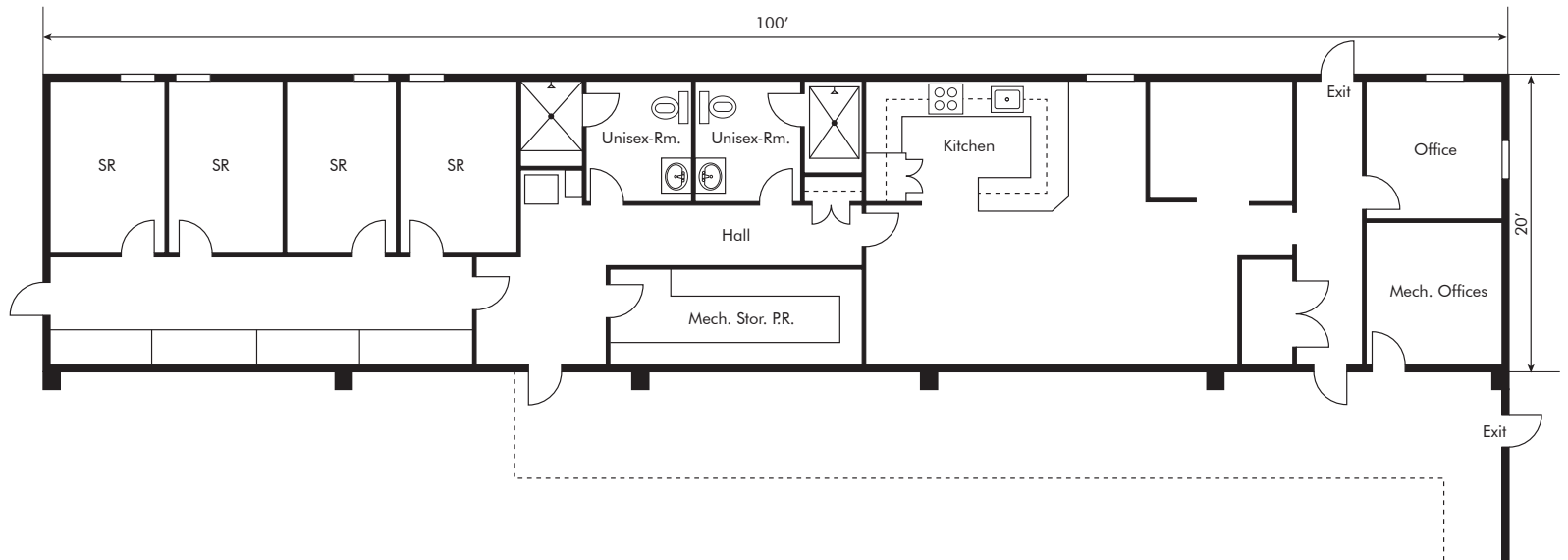
Ground lease term through September 2034 with 10 year renewal option

# JACQUELINE COCHRAN REGIONAL AIRPORT

Higgins Dr

±17,400 SF  
AIRCRAFT HANGAR

## FLOOR PLAN





## AIRPORT OVERVIEW

Jacqueline Cochran Regional Airport (IATA: TRM) is a public-use airport located in Thermal, California, approximately 20 miles southeast of Palm Springs, serving the Coachella Valley and surrounding desert resort communities. Owned and operated by Riverside County, the airport covers approximately 1,850 acres and operates two paved runways, supporting a wide range of general aviation activities including business aviation, charter services, flight training, and recreational flying. Originally established in 1942, the airport has evolved into a modern aviation facility positioned within uncongested airspace, enabling efficient access to destinations across the western United States, including Arizona, Nevada, and Mexico. As a key reliever airport for the Palm Springs area, TRM plays an important regional role in supporting tourism, economic development, and business activity throughout the Coachella Valley, which is known for its major events, resorts, and rapidly growing economy. Ongoing planning efforts, including proposals for a future commercial passenger terminal, are aimed at enhancing regional connectivity and accommodating continued growth, positioning the airport as an increasingly important gateway for both residents and visitors to the region.

- ▶ Serving the Coachella Valley since 1942
- ▶ County-owned public-use general aviation airport
- ▶ Primarily serves private, corporate, and charter aviation
- ▶ Originally built in 1942 as a WWII military airfield
- ▶ Supports tourism and events like the Coachella Valley Music and Arts Festival



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## AIRCRAFT HANGAR

### FOR SALE



#### CONTACTS

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