

Triangle North Executive Airport (LHZ)

440 Airport Road, Louisburg, NC 27549



For lease

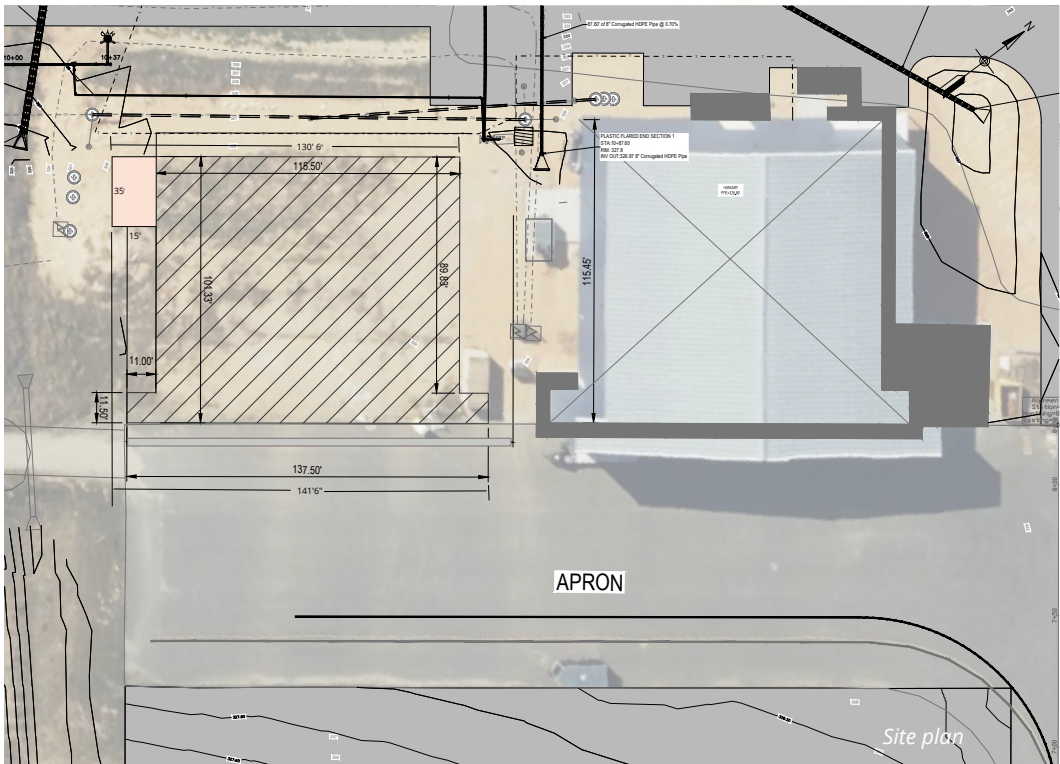
Premium corporate
hangar under development

**AVISON
YOUNG**

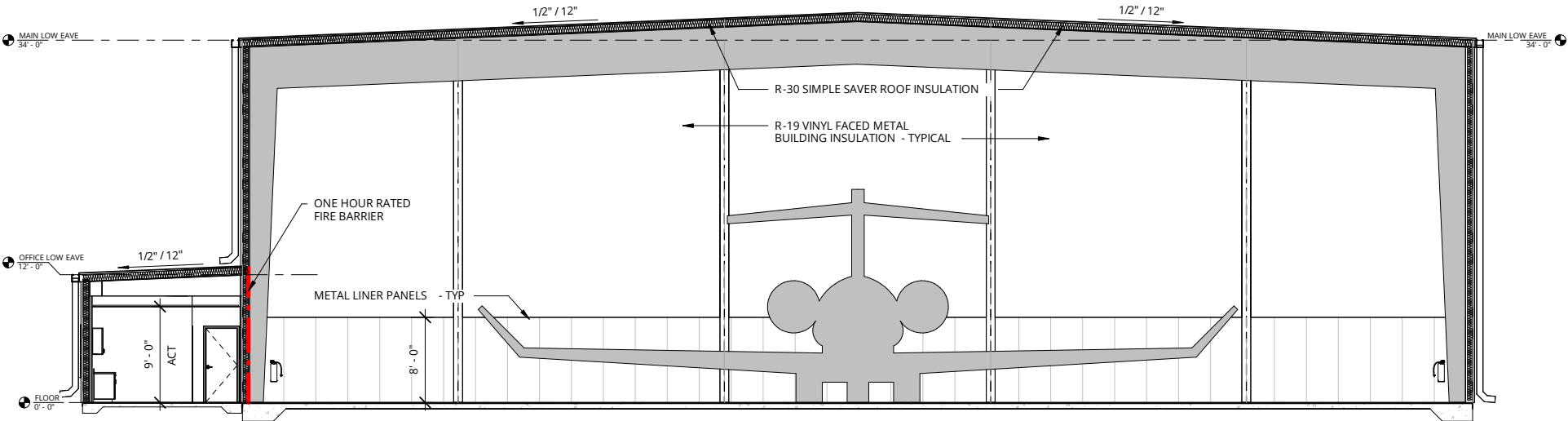
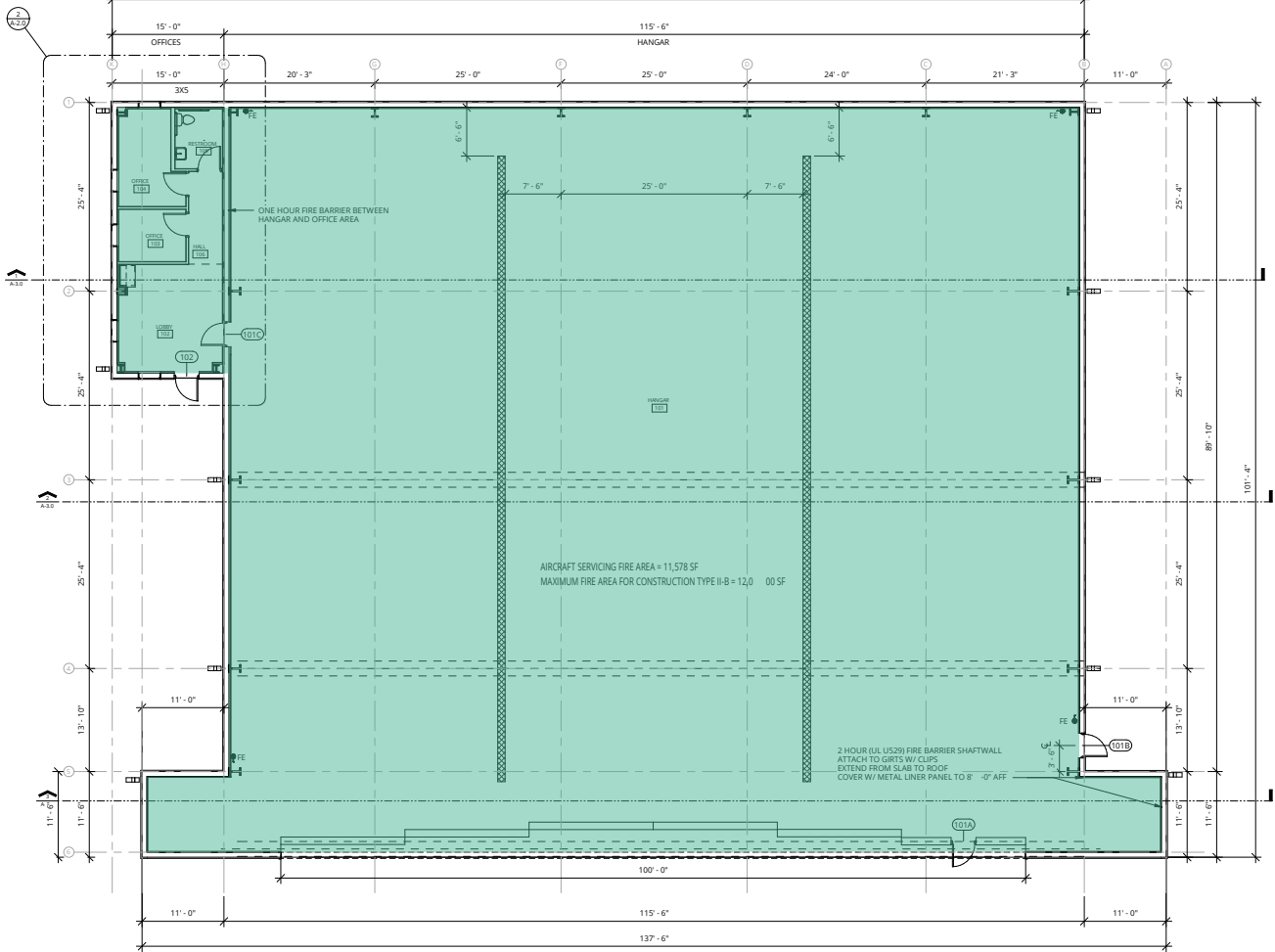
Property summary

Lease rate	\$15.00/sf, annually or \$1.25/sf, monthly
Building SF	12,000 sf
Year built	Delivering Q4 2025
Zoning	Industrial
County	Franklin
Coordinates	36.0233486, -78.3302631
Hangar dimensions	120' x 100'
Hangar door size	100' x 28'
Clearance	28'
Airport	Triangle North Executive (LHZ)

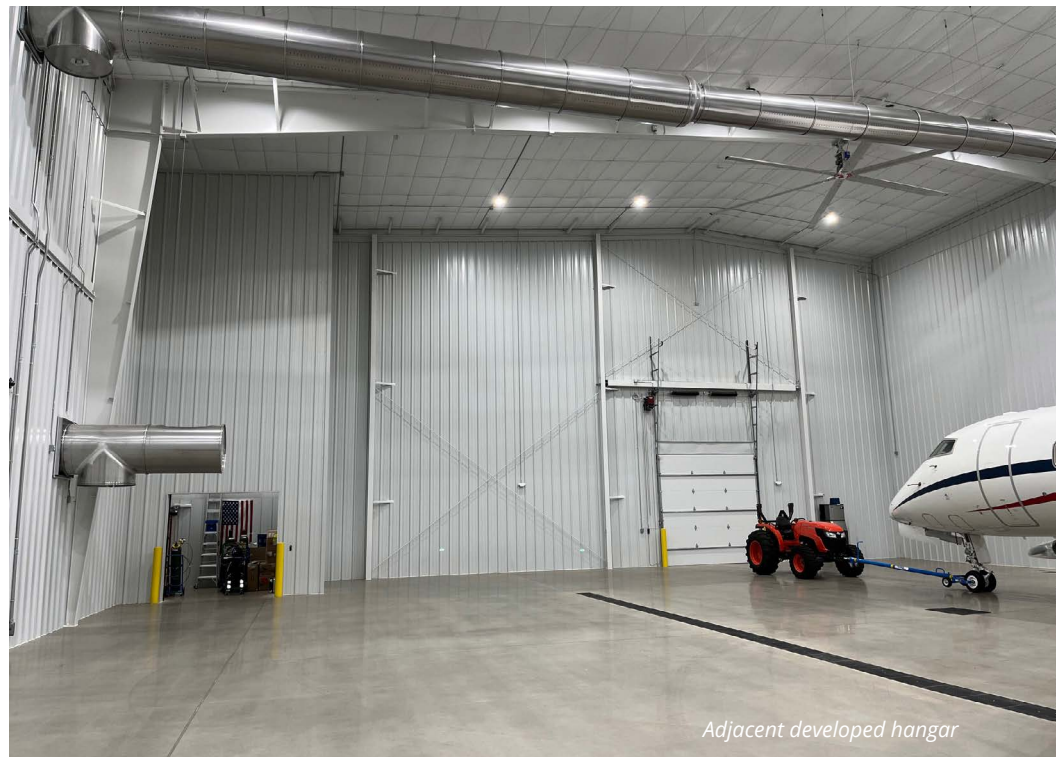
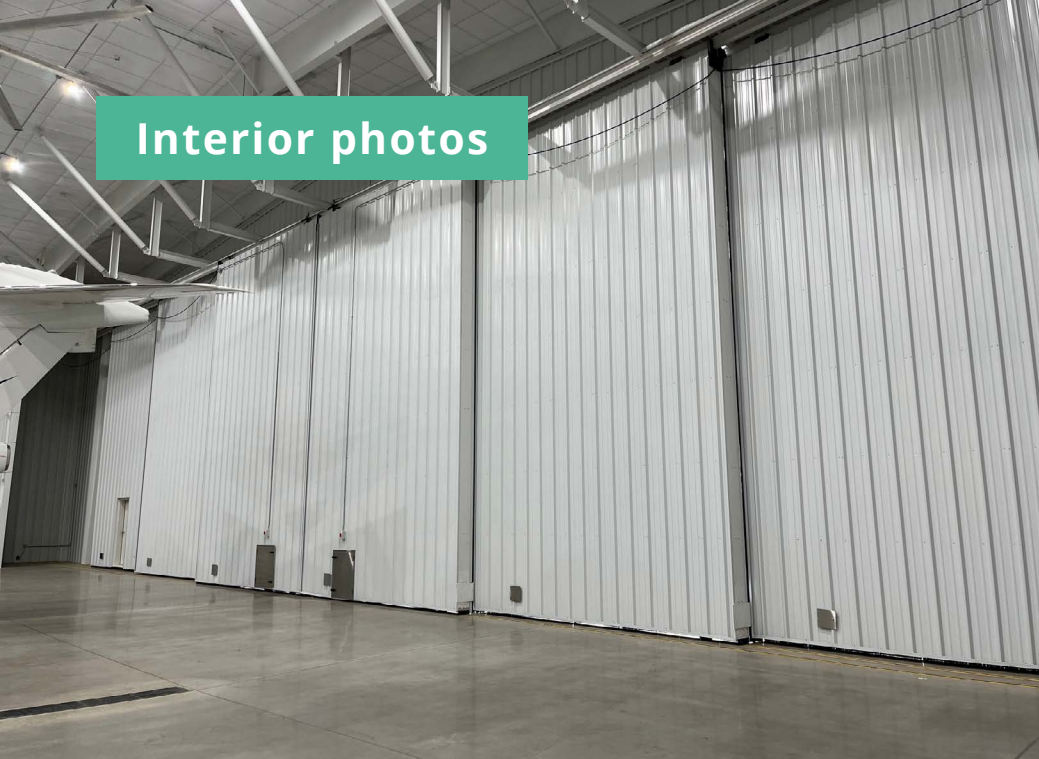
- Premium corporate hangar under development for lease
- Conditioned lobby, office, and restroom
- Long term lease available (10 years)
- Gated access, free car parking
- Jet A+ group volume pricing
- Every airport is on a waitlist and this hangar is available Q4 2025
- Just 40 minutes from Downtown Raleigh, LHZ provides proximity without the congestion or cost



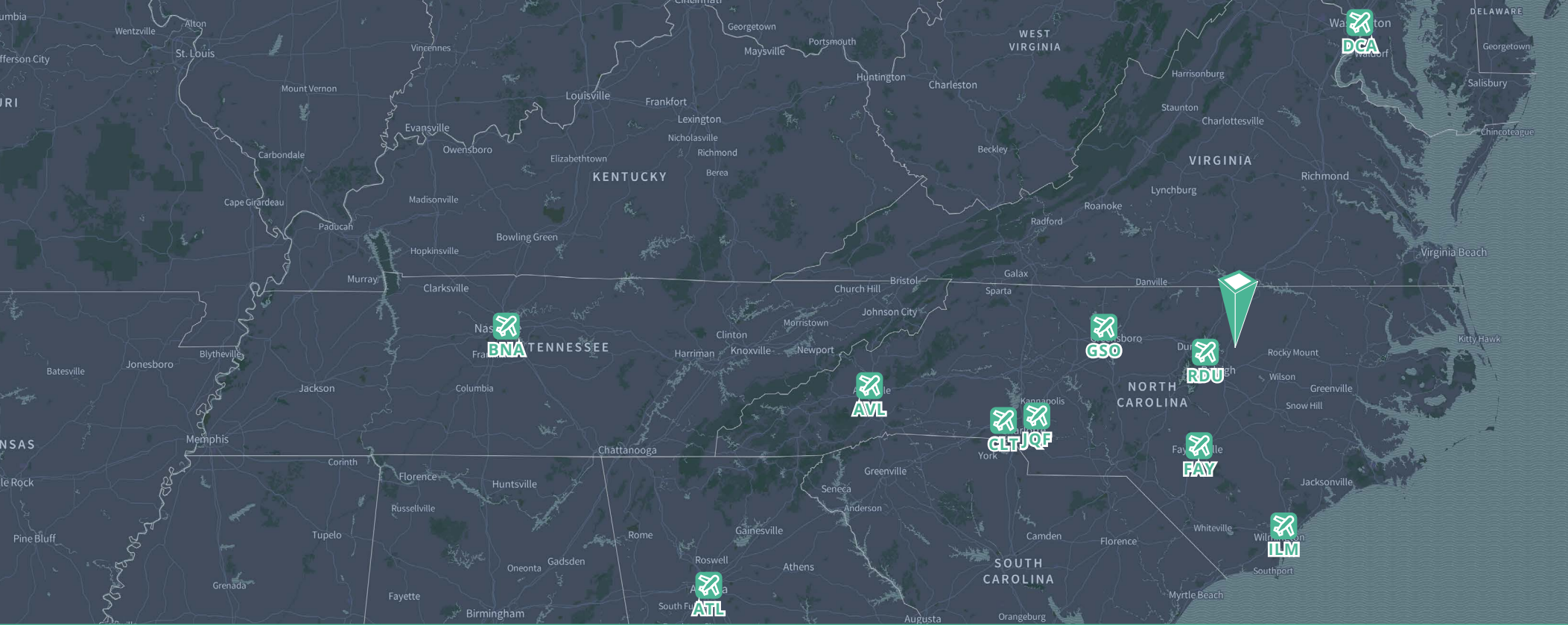
Floor plan



Interior photos



Adjacent developed hangar



Location overview

Airport name	FAA identifier	City	Nautical mile
Raleigh-Durham International Airport	RDU	Raleigh/Durham	24nm
Fayetteville Regional/Grannis Field Airport	FAY	Fayetteville	67nm
Piedmont Triad International Airport	GSO	Greensboro	78nm
Wilmington International Airport	ILM	Wilmington	107nm
Concord-Padgett Regional Airport	JQF	Concord	122nm
Charlotte/Douglas International Airport	CLT	Charlotte	137nm
Ronald Reagan Washington National Airport	DCA	Arlington	180nm
Asheville Regional Airport	AVL	Asheville	209nm
Hartsfield-Jackson Atlanta International Airport	ATL	Atlanta	333nm
Nashville International Airport	BNA	Nashville	406nm



	Triangle North Executive Airport	Raleigh-Durham International Airport	Raleigh Executive Jetport	Johnston Regional Airport
FAA identifier	LHZ	RDU	TTA	JNX
Lease rate monthly	\$1.25/sf (includes ground lease & taxes)	\$2.00/sf	\$1.25/sf (plus monthly utilities fee)	\$0.50 - \$0.80/sf
Lease rate annually	\$15.00/sf	\$24.00/sf	\$15.00/sf (plus utilities fee)	\$6.00 - \$9.60/sf
Lease term	10 years (39.5 years remaining on ground lease)	1 year with 30-day out clause	1 year lease	1 year lease
Availability	Q4 2025	Waitlist	Waitlist	Waitlist
Facility quality	Class A: Conditioned lobby, office, & restroom	Varies; some shell only	Varies	Varies
Runway length	5,498 x 100	10,000 x 150; 7,500 x 150; 3,570 x 100	6,501 x 100	5,500 x 100
Access	Direct tarmac, low congestion	Shared ramp, high congestion	Direct tarmac, moderate congestion	Direct tarmac, moderate congestion
Restrictions	Minimal operational limitations	Extensive operational limits	Moderate airport oversight	Moderate airport oversight

Aeronautical map



Market overview

The Triangle Region

The Raleigh-Durham region, more commonly referred to as the Triangle, spans seven counties and includes two metro areas – the Durham-Chapel Hill MSA and the Raleigh-Cary MSA. The region is anchored by three research universities – The University of North Carolina at Chapel Hill, North Carolina State University in Raleigh and Duke University in Durham. Located in the heart of the Triangle, the world-renowned Research Triangle Park is one of the largest R&D parks in the world and serves as a major economic driver for the region.

From thriving central business districts to quiet suburban areas, the Triangle offers something for everyone. With a population of 2.2 million people, the Triangle is one of the fastest growing metros in the country. Since 2000, its population swelled by 61%, and more than 70 people move to the region every day.

**#1 state for business in
2025 is North Carolina**

CNBC, 2025

JetZero will build its first advanced manufacturing facility in Greensboro, NC, to produce its fuel-efficient Z4 aircraft, creating over 14,500 jobs and boosting the region's economy. The site, located at Piedmont Triad International Airport, was chosen for North Carolina's strong aerospace ecosystem and skilled workforce, with construction starting in 2026 and first deliveries expected in the early 2030s.





Raleigh-Durham International Airport (RDU)

The Triangle is a dynamic region made up of diverse communities, known for its strong industries and great quality of life. People from across the U.S. and the world are drawn here for its job opportunities, business-friendly environment, and talented workforce. With over 200,000 college students and steady population growth, the area offers a strong talent pool for businesses. Residents enjoy plenty of recreational and cultural activities, plus easy access to both the Blue Ridge Mountains and the Atlantic beaches.

Cost of living

The Triangle's cost of living index is an affordable 92.6 versus a national average of 100. The cost of housing is a key factor in the region's affordability. The housing portion of the cost of living index is 89.7.

Quality of life

The Triangle is one of the most affordable places to live in the U.S. and offers a great quality of life. It's known for excellent healthcare, with top-ranked hospitals at Duke and UNC, and a high number of doctors

per person. The region also has a vibrant arts and culture scene, with museums, theaters, music, and festivals. Outdoor lovers can enjoy parks, greenway trails, and activities like hiking, biking, boating, and camping. Residents are just a short drive from both the beach and the mountains. Sports fans can enjoy everything from NHL hockey and minor league baseball to college sports, including the famous Duke vs. UNC basketball rivalry.

Accessibility

The Triangle's location on the East Coast makes it easy to reach, within a one-hour flight or one-day drive for half the U.S. population. Two major highways, I-40 and I-85, run through the region, and North Carolina has one of the largest state-run highway systems. Raleigh-Durham International Airport offers direct flights to most major U.S. cities and some international destinations, with expansion plans underway. The state also has the largest connected rail system in the country, with new intermodal facilities improving access to major Southeast ports.

**If you would like more information,
please get in touch.**

Ashley Carrabba

Senior Associate

D 919 420 1552

M 919 606 3239

ashley.carrabba@avisonyoung.com



Visit us online
avisonyoung.com

© 2025 Avison Young - North Carolina, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

**AVISON
YOUNG**