

HANGAR FOR SALE

SMYRNA / RUTHERFORD AIRPORT HANGAR

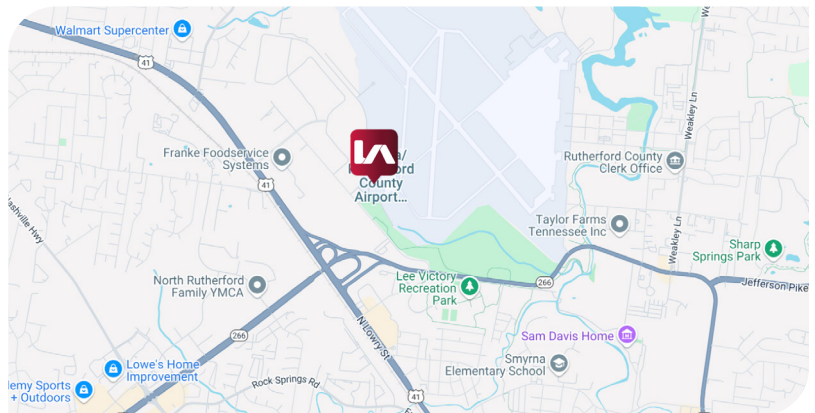
276 DOUG WARPOOLE ROAD | SMYRNA, TN 37167



PROPERTY OVERVIEW

Strategically located at one of Middle Tennessee's fastest-growing general aviation hubs, this 20,700 SF hangar facility presents a rare opportunity for corporate flight departments, private aviation users, Maintenance operations and aviation investors.

This top-tier hangar is situated on a long-term ground lease at Smyrna Rutherford County Airport (MQY), just 25 minutes from downtown Nashville and in close proximity to I-24 and I-840, making regional access seamless for executive travel.



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PROPERTY HIGHLIGHTS

Hangar Size:	20,700 SF total / 19,800 SF enclosed
Land Lease Area:	31,250 SF
Door Clearance:	22 ft x 180 ft - accommodates a wide range of aircrafts and tail heights
Heating:	Overhead radiant heat system
Fire Protection:	Fully sprinklered with fire extinguishers throughout
FBO:	Premium full-service FBO on-site
Easements:	50 ft auto and pedestrian access via Doug Warpoole Rd. and Kitty Hawk Dr.



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