

MOJAVE

AIR & SPACE PORT HANGARS

FOR SALE OR LEASE

- Hangar 161:** ±43,000 SF hangar located at 1062 Flight Line, Mojave, CA 93501
- Hangar 200:** ±10,000 SF hangar located at 1015 Sabovich Street, Mojave, CA 93501
- Hangar 201:** ±8,200 SF hangar located at 1011 Sabovich Street, Mojave, CA 93501

FLIGHT RESEARCH INC.

CBRE

THE OFFERING

CBRE IS PLEASED TO OFFER THREE AIRCRAFT HANGAR FACILITIES FOR SALE OR LEASE AT THE MOJAVE AIR AND SPACE PORT IN CALIFORNIA.

Hangar 161 is an approximately ±43,000 SF facility including an approximately 20,000 SF hangar bay plus ample office, classroom, and conference room space, as well as avionics space, an observation room, auditorium, and control room. Hangars 200 and 201 are approximately ±10,000 SF and ±8,200 SF. These facilities are a very unique opportunity for new aviation technologies, flight testing, space industry development, eVTOLs, aircraft maintenance, and more. The Mojave Air and Space Port is a hub for aerospace innovation due to its specialized infrastructure, including a 12,500-foot runway and hangars for R&D, supporting experimental and supersonic aircraft testing. Its strategic high-desert location offers access to restricted airspace, ideal for flight testing, and its dry climate is beneficial for aircraft storage. As the first FAA-licensed inland spaceport, it's also a significant center for commercial space ventures and comprehensive aviation services like maintenance and storage. For corporate aviation this opportunity offers a more cost-effective option to secure hangar space than in the Greater LA area.

HIGHLIGHTS

Hangar 161

±43,000 SF facility

- ▶ ±20,000 SF hangar bay
- ▶ ±23,000 SF of office, classroom, conference room, avionics, break room, restrooms, observation room, auditorium, control room, sim room
- ▶ Hangar Door Dimensions: 150’ wide by 27.5’ tall
- ▶ Ground lease term through 3/31/2058

Hangar 200

±10,000 SF

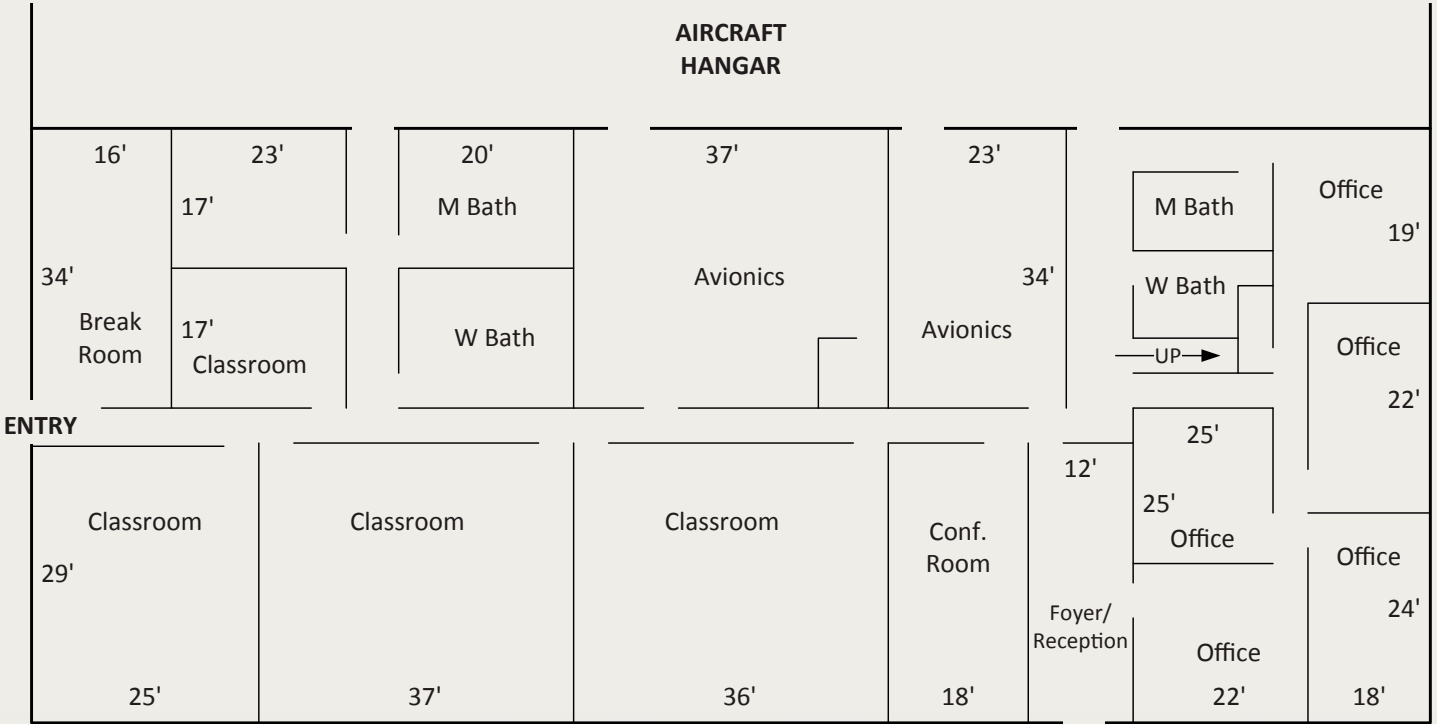
- ▶ Hangar Door Dimensions: 60’ wide by 30’ tall
- ▶ Ground lease term through 8/1/2059 with option to purchase at end of term

Hangar 201

±8,200 SF

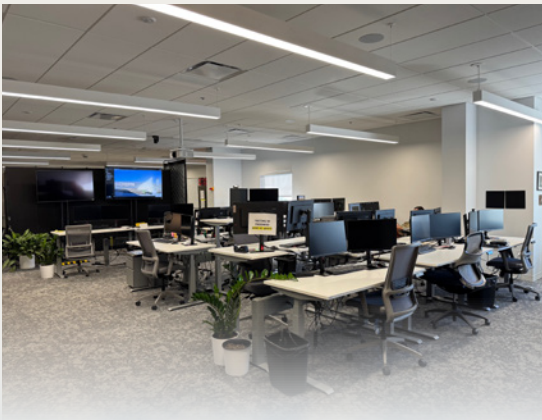
- ▶ Hangar Door Dimensions: 48’ wide by 68’ tall
- ▶ Ground lease term through 8/1/2059
- ▶ Located at Mojave Air and Space Port, ideal for new aviation technologies, flight testing, space industry development, eVTOLs, aircraft maintenance, and more

HANGAR 161 FLOOR PLAN



ENTRY

GROUND FLOOR



HANGAR 161 FLOOR PLAN

SECOND FLOOR

12'	12'	12'	20'	12'	46'	W Bath
14' Office		Life SPT	M Bath	Break Room	Auditorium 31'	
16' Office	Office					Break Room
						IT
Observation Room 31'		Control Room 47'	Sim Room 27"	Conf. Room 31'		
19'					79.5'	





Hangar 161



Hangar 161



Hangar 161



Hangar 201

UNIQUE OPPORTUNITY FOR NEW AVIATION TECHNOLOGIES, FLIGHT TESTING,
SPACE INDUSTRY DEVELOPMENT, EVTOLS, AIRCRAFT MAINTENANCE, AND MORE.



Hangar 161



Hangar 201



Hangar 161



Hangar 161



MOJAVE

AIR & SPACE PORT HANGARS

The Mojave Air and Space Port, also known as Rutan Field, stands as a premier aerospace facility and a critical hub for innovation, research, and advanced manufacturing in the heart of the Mojave Desert. As the first facility in the United States licensed for horizontal launches of reusable spacecraft, it offers a unique blend of infrastructure, operational flexibility, and a strategic location that makes it highly sought after by companies across the burgeoning space and aerospace industries.

Initially a modest rural airfield established in 1935, the port underwent significant transformation during and after World War II, serving as a crucial training ground for the U.S. Marine Corps. In 1961, it transitioned to public ownership, and by 1972, the East Kern Airport District was formed to manage its operations. Today, it has evolved into a prominent flight research center, drawing more than 60 companies involved in aerospace design, flight testing, and industrial manufacturing. These activities encompass advanced aeronautical engineering, composite fabrication, and extensive aircraft inspections. It is also home to the world-renowned National Test Pilot School.



THE PORT'S EXPANSIVE INFRASTRUCTURE IS METICULOUSLY DESIGNED TO SUPPORT DIVERSE AEROSPACE ACTIVITIES:

- **Extensive Acreage:** Spanning over 3,300 acres, it provides ample room for various aviation endeavors, with infrastructure continually upgraded to support significant flight line development and industrial manufacturing.
- **Runways and Taxiways:** It features two primary runways and extensive ramp areas, accommodating a wide range of aircraft from general aviation to large commercial airliners and spacecraft, ensuring efficient aircraft movement.
- **Dedicated Spaceport Facilities:** Specific areas are engineered for space launch operations, including launch pads, payload integration hangars, and mission control centers.
- **Industrial and Office Space:** A substantial number of hangars, office buildings, and manufacturing spaces are available for lease, catering to diverse tenants involved in aircraft maintenance, manufacturing, research, and support services.
- **Air Traffic Control:** A well-equipped tower provides comprehensive air traffic management, ensuring safe and efficient operations.
- **Ground Support:** Essential equipment, fuel farms, and maintenance tools are readily available, streamlining tenant operations.

ITS STRATEGIC LOCATION IN THE MOJAVE DESERT OFFERS SEVERAL KEY ADVANTAGES FOR AEROSPACE OPERATIONS:

- **Accessibility:** Located just 10 minutes from the LA County border and a two-hour drive from LAX, it provides convenient access to a major metropolitan area.
- **Transportation Network:** Surrounded by Highways 58 and 14, it offers easy access to Los Angeles, Victorville, and Bakersfield. A dedicated rail spur connected to the Union Pacific railroad facilitates efficient rail shipments.
- **Airspace:** Mojave Airport is encompassed by a dedicated flight test airspace by nearly 16,000 square miles.
- **Vast Open Airspace:** Uncongested airspace with minimal restrictions creates an ideal environment for flight testing, experimental aircraft development, and launch operations.
- **Favorable Climate:** The dry, clear desert climate boasts 341 days annually with Visual Flight Rules (VFR) conditions, minimizing weather-related downtime and enhancing operational reliability.
- **Proximity to Aerospace Hubs:** Its position near major aerospace centers, including Los Angeles, allows easy access to a skilled workforce, supply chains, and research institutions.
- **Minimal Environmental Impact:** The remote desert location helps minimize noise and other environmental concerns, making it suitable for testing and development.



The Mojave Air and Space Port fosters a thriving ecosystem of tenants and activities, including commercial space launch operations, aerospace manufacturing, extensive flight testing and research & development for both manned and unmanned aircraft, comprehensive aircraft Maintenance, Repair, and Overhaul (MRO), general aviation, as well as the presence of governmental agencies.

The port also benefits from a supportive regulatory environment, maintaining strong relationships with bodies like the Federal Aviation Administration (FAA). It actively promotes community and educational initiatives to ensure a skilled workforce and foster innovation within the aerospace industry.

Ultimately, the Mojave Air and Space Port offers significant strategic advantages, including a competitive cost structure for land, facilities, and services, making it a cost-effective solution for aerospace activities. With its existing infrastructure and capacity for expansion, it's poised for continued growth. The combination of extensive airspace, a favorable climate, specialized facilities, and a supportive ecosystem provides unmatched operational capabilities, cementing its reputation as a leading hub for innovation and future growth in the aerospace and space industries.



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AIR & SPACE PORT HANGARS

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