

FULLER
REAL ESTATE

GROUP 2 COMMERCIAL HANGAR

\$2,275,000/\$6.25/SF NNN

37600 Cessna Way, Big Blue Hangar *Denver (Watkins), Colorado*



Largest hangar at Front Range Airport (FRA) that is built to accommodate a G-5 airplane. Land lease with FRA for 20 years with three 5-year options. Just 15 minutes from DIA with shuttle service and 35 minutes from Downtown Denver. *Please see reverse for aerial.*

FEATURES

City/County:	Watkins/Adams
Land SF:	46,460
Gross Building SF:	34,400
Available SF:	34,400
Construction:	Steel
Year Built:	2003
Zoning:	AV
Real Estate Taxes:	±\$19,307
Hangar Dimensions:	172' x 200'
Loading:	1 Roller Door (90' x 28'); 2 Bi-Fold Drive-In Doors (50' x 20') 1 Drive-In Door
Flooring:	6" Concrete Floor
Heating:	Radiant Heating
Power:	3 Phase / 400 Amps



FOR MORE INFORMATION, CONTACT:

KITTIE HOOK
303.312.4265
khook@fullercompany.com

JOE HEIDT
303.312.4288
jheidt@fullercompany.com

NAI Fuller
Commercial Real Estate Services, Worldwide.



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Listing #20433

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