

±20,387 SF Hangar Facility at the

Santa Rosa Airport

FOR SALE
\$6.25 MILLION



2335 Becker Blvd / Santa Rosa, CA 95403

CBRE

FOR SALE

\$6.25 MILLION

CBRE is pleased to present this exceptional opportunity to purchase a newly built $\pm 20,387$ SF aircraft hangar facility at the Sonoma County Airport in Santa Rosa, California. This high-end facility was completed in 2019 and features two side-by-side 75 ft. wide hangar doors and $\pm 4,683$ SF of Class A office space. The facility can house a variety of aircraft configurations, and is an incredible opportunity for someone looking to secure a private hangar facility in the Santa Rosa area wine country or the Bay Area.



HIGHLIGHTS

- Two-story glass atrium entrance
- Hangar door openings are ± 75 ft. wide by 25 ft. tall, with a door clearance of ± 22 ft.
- High gloss epoxy floor
- Abundant windows for exceptional natural light in addition to enhanced overhead lighting
- Large overhead fans for air circulation
- Ground lease term through June 30, 2047 plus two 5 year extension options
- $\pm 4,683$ SF of two-story Class A office space
- Ample parking and ramp areas

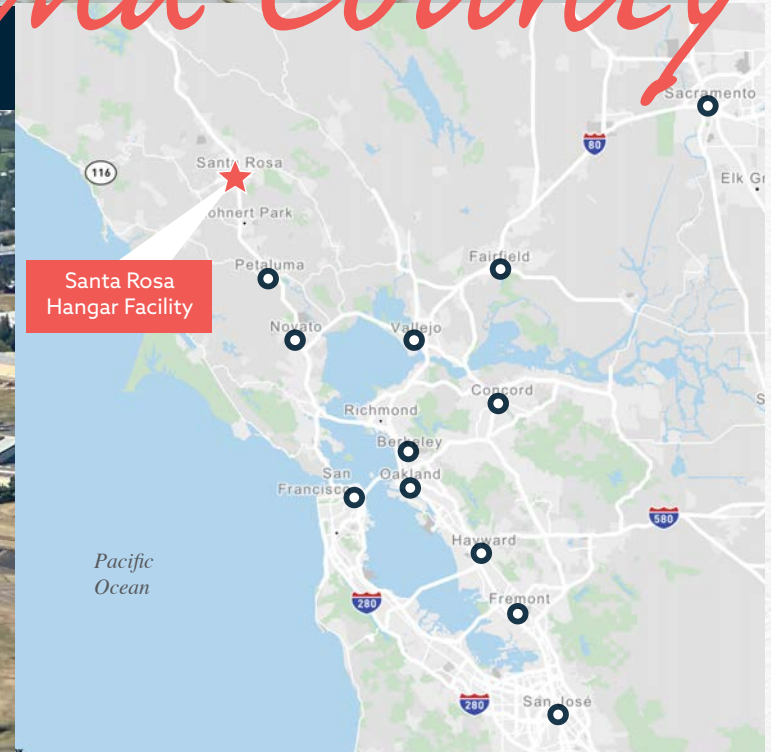
LOCATION

The **Sonoma County Airport** is just 7 miles northwest of downtown Santa Rosa, California, and the gateway to California's famous wine country. It is located 65 miles north of San Francisco, 50 miles west of the town of Napa, and 30 miles east from the Pacific Ocean. The region has much to offer pilots and crews arriving on corporate jets, business flights, or personal aircraft.

- The Air Traffic Control Tower is in operation from 7 a.m. to 8 p.m. daily.
- The Airport has two paved runways, with the main runway designated as Runway 14-32 (6,000 ft. X 150 ft.) and the secondary runway as Runway 2-20 (5,202 ft. x 100 ft.).



Sonoma County



HANGAR FLOORPLAN

HANGAR SIZE - ±15,704 SF

FIRST FLOOR OFFICE - ±2,466 SF

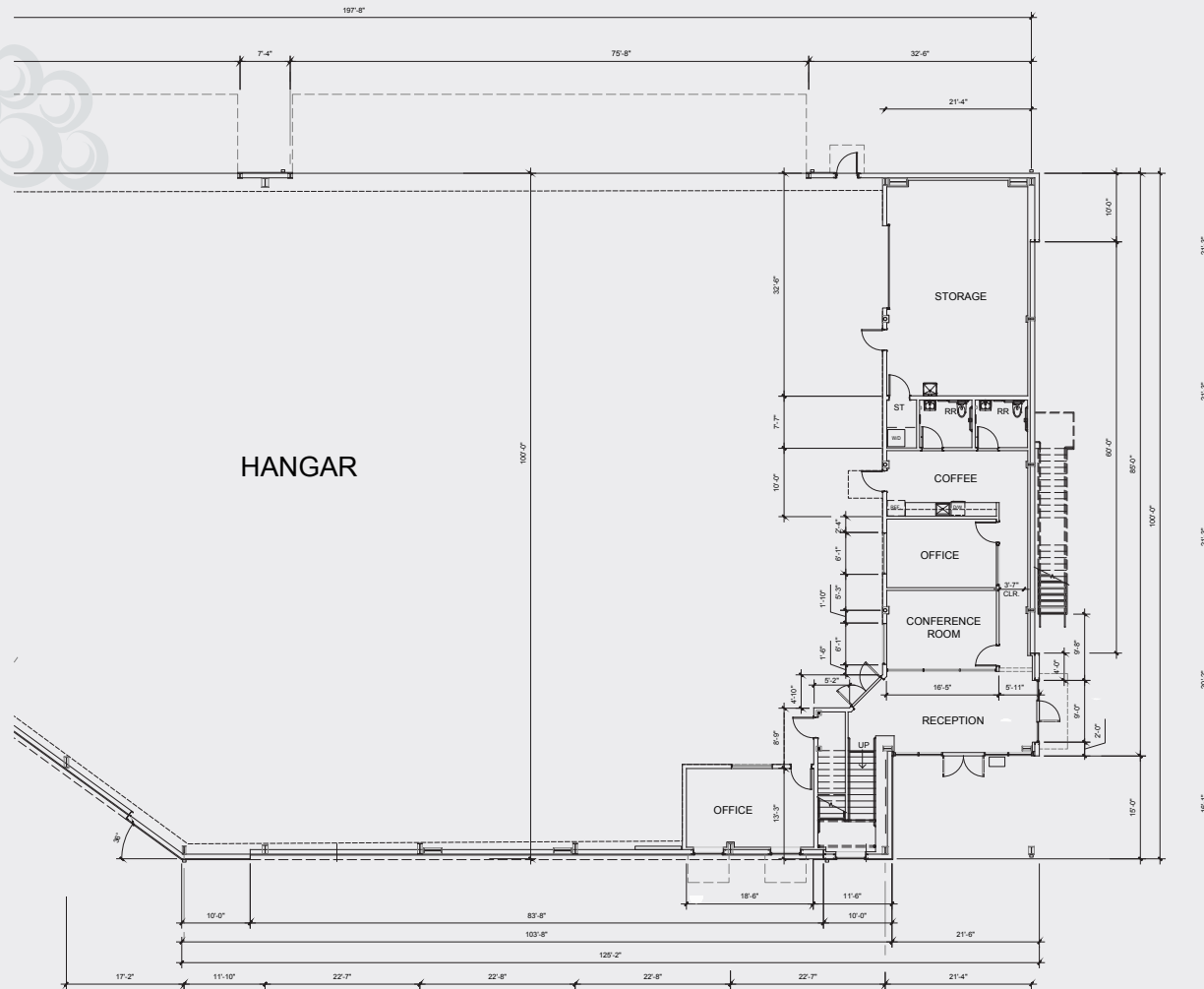
SECOND FLOOR OFFICE - ±2,217 SF

TOTAL - ±20,387 SF

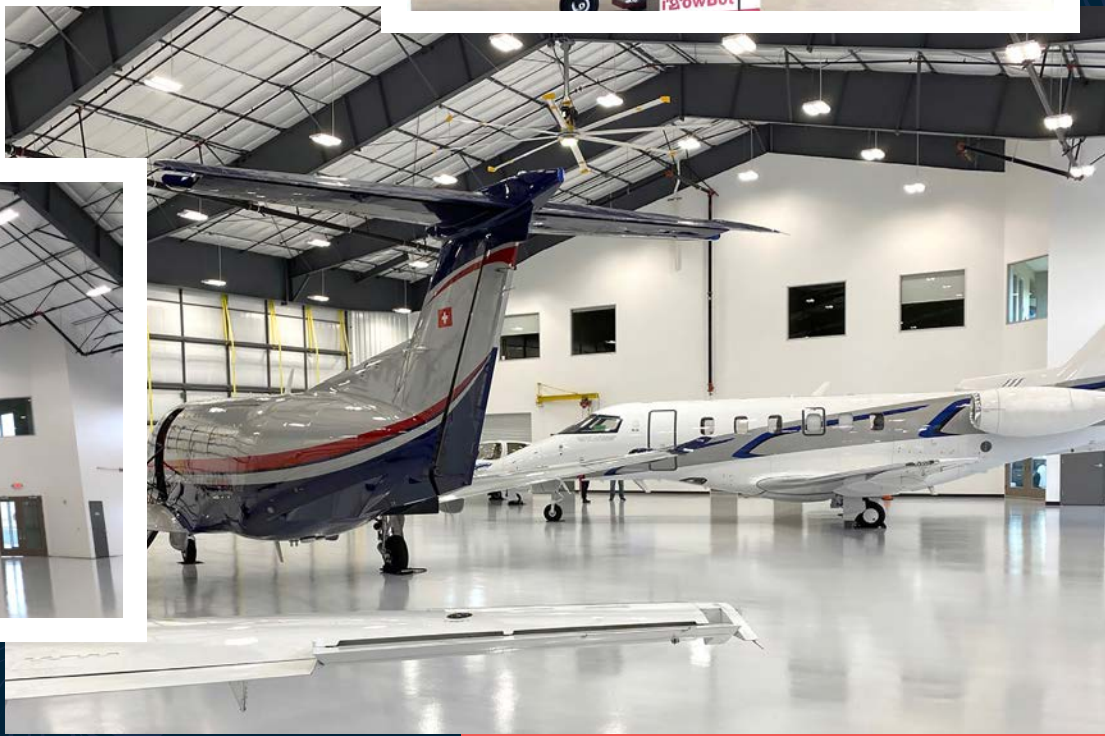
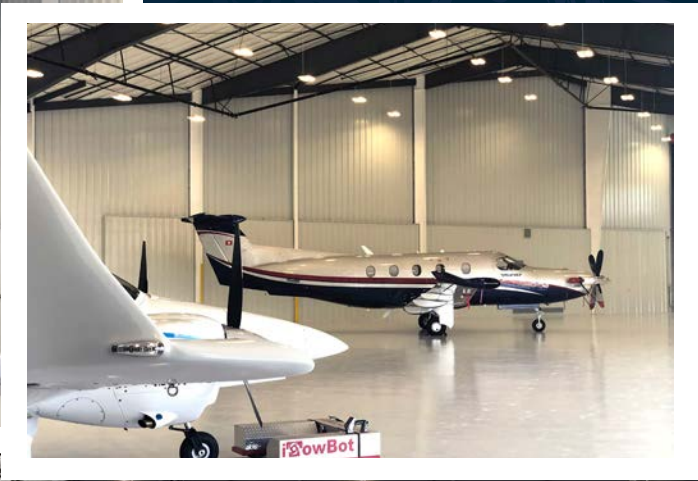


HANGAR FLOORPLAN

FIRST FLOOR OFFICE - ±2,466 SF



HANGAR PHOTOS



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KATRIN M. GIST

First Vice President

National Lead, CBRE Airport Properties

+1 206 947 1399

katrin.gist@cbre.com

CA Lic. 01928732

CBRE, INC.

1111 Broadway

Suite 1850

Oakland, CA 94607

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