

Seller Financing Available

FOR PURCHASE - **PRICE REDUCED TO \$2,800,000**

*Exclusive, professional and state-of-the-art  
Accommodations for executives, corporations & pilots.*



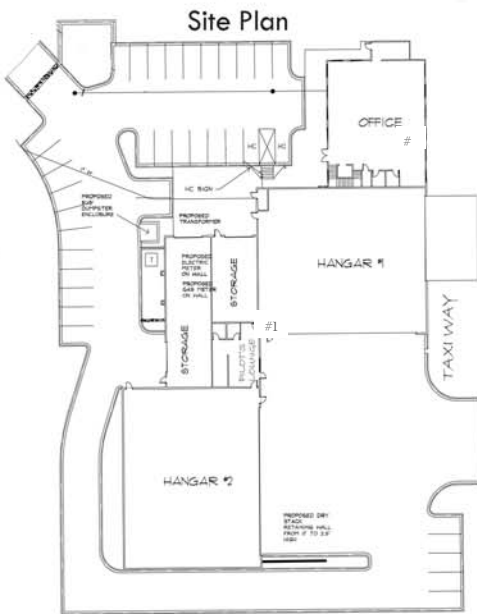
Designed to provide individuals or corporations with an all-in-one hangar, light industrial and office solution, this unique property offers direct taxiway access to the Fort Collins-Loveland Municipal Airport, with on-site hangars, storage and office space. The available hangars accommodate private aircraft ranging from small, propeller-driven planes to medium-sized business jets. Spacious on-site amenities include a pilot lounge with kitchenette and second-story observation deck with patio grill and sweeping views of the Northern Colorado Front Range.

### Hangar Amenities

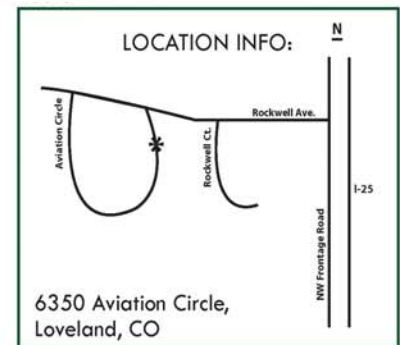
- Sleek, comfortable pilot lounge with computer and web access
- Kitchenette in pilot lounge equipped with refrigerator, sink, microwave & cabinet space
- Second-story observation deck with patio furniture and grill
- Hangars measure approximately 68'-8" deep X 84'-8" wide and 68'-2" deep X 84'-8" wide
- Large hangar doors are 70 feet wide with 16' clearance
- Approximately 2,656 sf of on-site storage available



### On-site office space available



- Attached office space provides convenience for a mobile executive
- 36 on-site parking spaces
- Approximately 6,234 sf of office space available
- Spectacular views of the Front Range
- Many nearby services and amenities



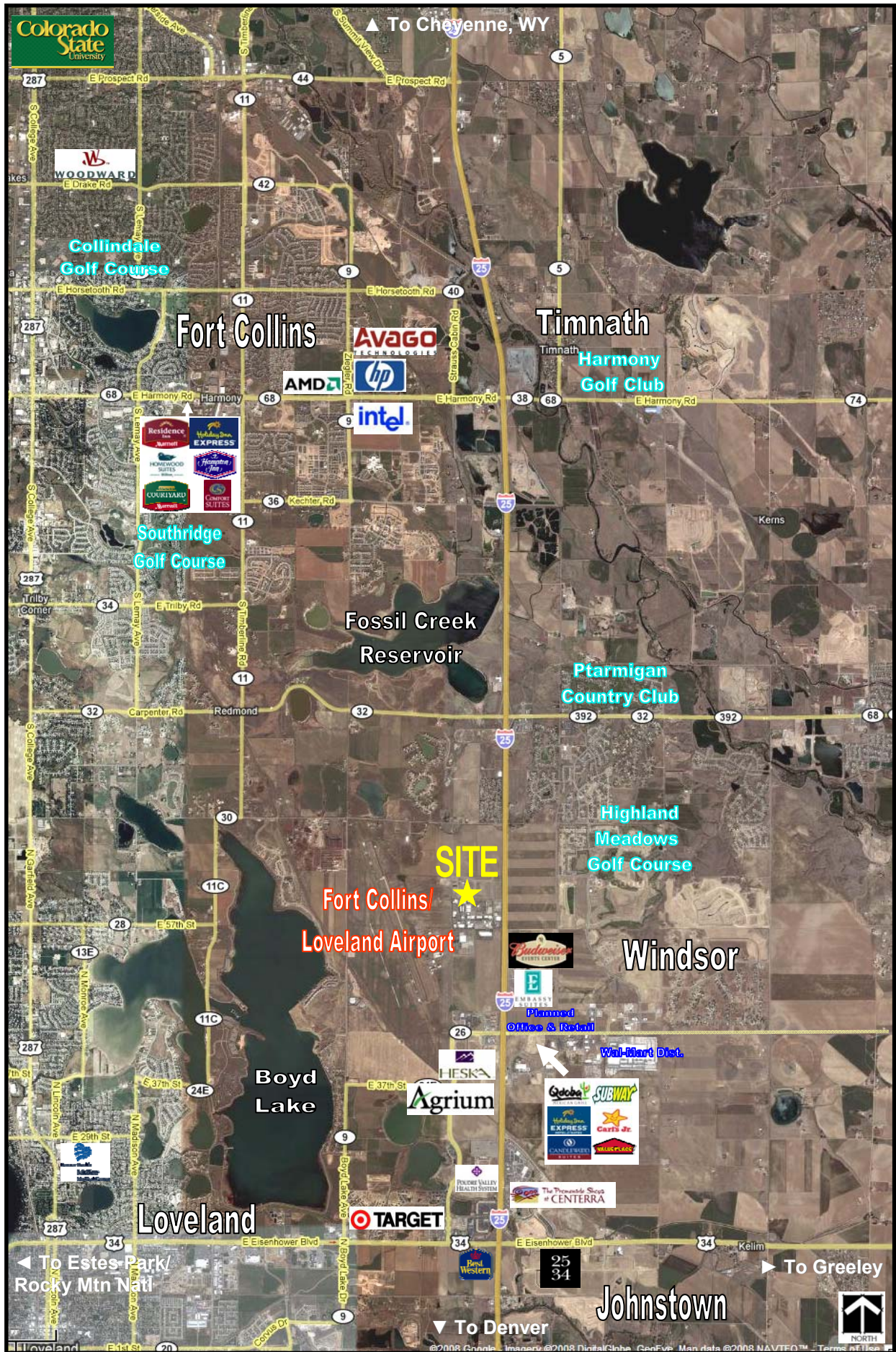
Marketed for sale by:



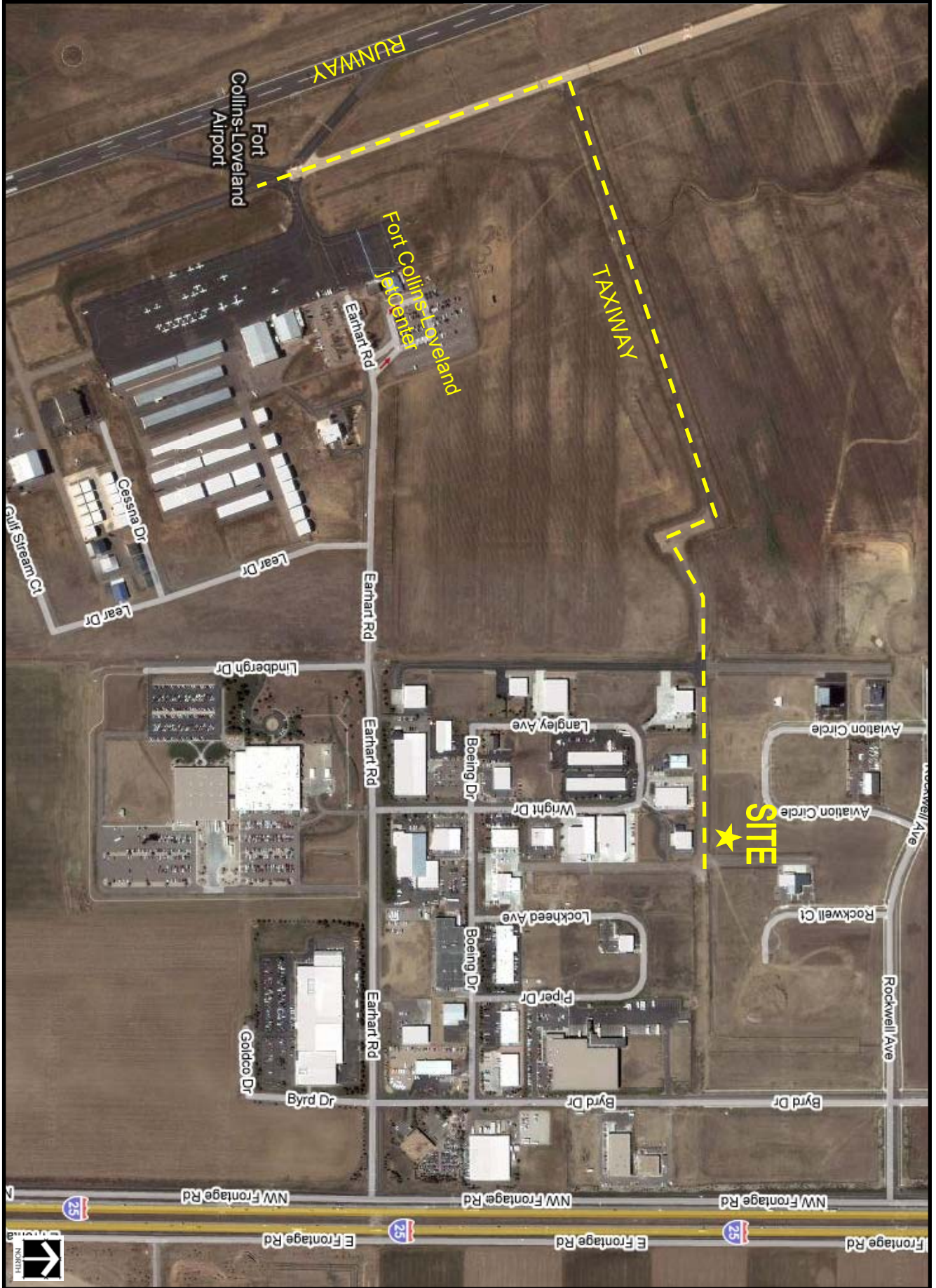
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\*\* While the information contained herein is from sources deemed reliable, it is not guaranteed and is subject to change without notice.

# REGIONAL MAP



# FORT COLLINS-LOVELAND AIRPORT MAP



## Features and Pricing

**Entire Bldg:** Size: 21,853 sf  
Sale Price: \$2,800,000  
Land Area: 1.55 acres  
YOC: 2008  
2011 Property Taxes: \$38,757  
Features: Very high quality construction with a meticulously engineered foundation system consisting of 295 drilled piers at a depth of approximately 20'.  
  
Seller financing available to qualified buyers

**Hangar 1:** Address: 6340 Aviation Circle  
Size: ±5,813 sf  
Dimensions: 68'-8" x 84'-8"  
Door Size: 70' x 16'  
Features: Use of pilot's Lounge equipped with refrigerator, sink, microwave, cabinets, and internet access. Observation Deck with patio furniture and sink.

**Hangar 2:** Address: 6350 Aviation Circle  
Size: ±5,771 sf  
Dimensions: 68'-2" x 84'-8"  
Door Size: 70' x 16' and 40' x 15'  
Features: Use of pilot's Lounge equipped with refrigerator, sink, microwave, cabinets, and internet access. Observation Deck with patio furniture and sink.

**Office:** Address: 6360 Aviation Circle  
Size: ±3,117 sf to 6,234 sf  
Features: 2-story office space. Restrooms and elevator installed. Spectacular views of the Rocky Mountains from second story office.

**Storage 1:** Size: ±1,756 sf  
Features: 14' by 14' overhead door. Space is heated

**Storage 2:** Size: ±900 sf  
Features: 14' by 14' overhead door. Space is heated.

## Other Notable Information

**Location:** Fort Collins-Loveland Airpark

**Access:** Rockwell Avenue from I-25 Frontage Road (between Crossroads Blvd. and Highway 392 exits)

<b>Drive Times to Nearby Destinations:</b>	<u>Driving Distance</u>	<u>Est. Drive Time</u>
I-25 & US 34:	4.20 miles	6 minutes
Harmony Road:	5.27 miles	7 minutes
Downtown Fort Collins:	13 miles	18 minutes
Greeley:	11.69 miles	13 minutes
Longmont:	21.16 miles	20 minutes
I-25 & 120th Ave.:	38.35 miles	35 minutes
Downtown Denver:	49.34 miles	47 minutes
Cheyenne, WY:	48.70 miles	44 minutes

## Other Notable Information Continued

### Nearby Hotels:

	<u>Driving Distance</u>	<u>Est. Drive Time</u>
Embassy Suites:	2.30 miles	4 minutes
Holiday Inn Express:	2.19 miles	4 minutes
Candlewood Suites:	2.19 miles	4 minutes
Residence Inn by Marriott:	4.15 miles	7 minutes
Fairfield Inn by Marriott:	4.07 miles	7 minutes
Hampton Inn:	4.71 miles	7 minutes
Best Western:	4.11 miles	6 minutes

### Nearby Dining/Shopping/Entertainment:

	<u>Driving Distance</u>	<u>Est. Drive Time</u>
I-25 and US 34 Retail**:	4.20 miles	6 minutes
Budweiser Events Center:	3.33 miles	6 minutes
Medical Center of the Rockies:	3.88 miles	7 minutes

\*\*Approximately 1.7 million square feet of existing retail including Macy's, Dick's, Barnes & Noble, MetroLux Theaters, Bebe, White House Black Market, Banana Republic, Ann Taylor Loft, Eddie Bauer, P.F. Chang's, Bonefish Grill, Rock Bottom Brewery, Target, Sportsman's Warehouse, etc.

### Contact:

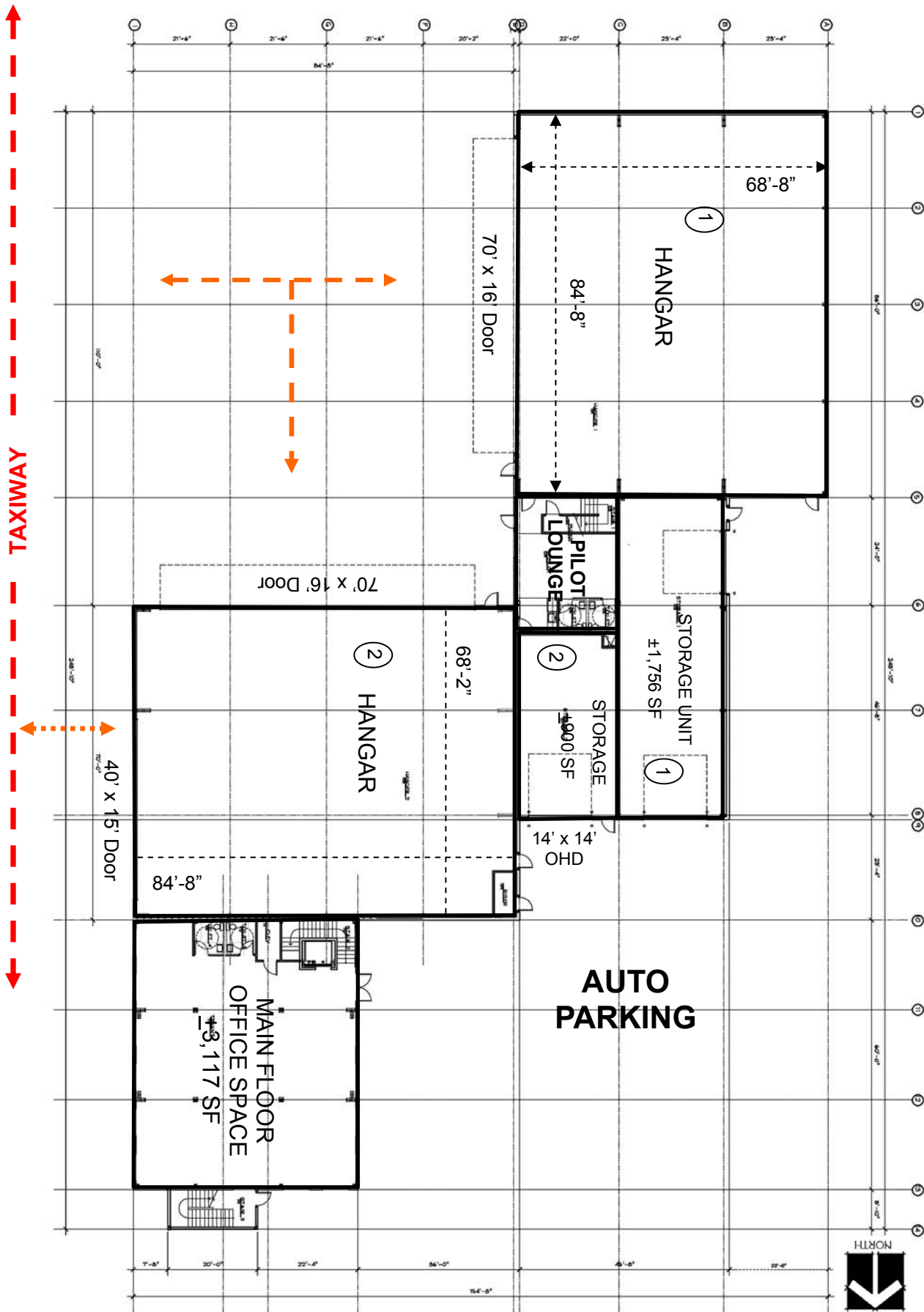
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# MAIN FLOOR PLAN



# SECOND FLOOR PLAN

