

PRIVATE SCOTTSDALE AIRPARK HANGAR FOR SALE

7431 East Greenway Road, Scottsdale, AZ 85260

MARCH 2019
EAST VIEW



George Haugen (Designated Broker)

(602) 499-6000 Mobile

George@HaugenCommercial.com

Haugen Commercial Real Estate, Inc.

8765 E. Bell Road, Suite 207 | Scottsdale, AZ 85260

(480) 455-1150 Office | (480) 455-1151 Fax | www.HaugenCommercial.com

Anthony Bongratz (Listing Agent)

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PROPERTY INFORMATION

Exclusive one-of-a-kind freestanding hangar with a Private 20,000 gallon Jet-A Fuel Farm (ATA 103 Certified Fueling System). Hangar can accommodate 2 midsize jets or multiple smaller aircrafts.

Address: 7431 East Greenway Road
Scottsdale, Arizona 85260

Parcel: 215-56-079A

Year Built: 2004

Building Area: Approximately 10,608 S.F.
Hangar: ±9,104 S.F.
Office: ±1,504 S.F.
Mezzanine: Bonus S.F.

Land Area: Approximately 35,018 SF
(.8 Acres)

Zoning: I-1 City of Scottsdale

Real Estate Taxes: \$25,046.18 (2018)

Demographic Report: Available Upon Request

Price: Available Upon Request

Building occupied please do not disturb occupant

Please call to schedule private showing



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BUILDING FEATURES

- Hangar Door NORCO One Way Sliding Door (91' 9" Wide by 25' 6" Height)
- Private 20,000 Gallon Wholesale Jet-A Fuel Farm (ATA 103 Certified Fueling System)
- Ten (10) Parking Spaces including one (1) handicapped and five (5) covered
- Multiple Aviation Hookups for Electrical and Air
- Air-Conditioned Offices with EVAP Cooled Hangar
- Captain's Office
- Pilot's Office
- Shop/Tool Room
- Conference Room
- Waiting Area
- Overhead Roll-up Door for Vehicle Access from Street/Parking
- Security System with video Surveillance
- Galley Kitchen with Large Pantry/Storage
- FS Curtis Single Stage Duel Piston 60 Gallon Air Compressor
- Restrooms with Shower
- Washer and Dryer
- Epoxy Hangar Floor
- LED Hangar Lighting
- Ice Maker



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NORTH VIEW

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AIRPORT FEATURES

- Outstanding year-round flying conditions with a median temperature of 70 degrees Fahrenheit and an average of 360 Visual Flight Rules (VFR) days annually
- Airport open 24 hours per day; FAA control tower open from 6 a.m. to 9 p.m. daily
- Runway: 03/21; 8,249 feet long and 100 feet wide
- Accommodates jets up to 100,000 pounds
- Top-tier FBOs: Ross Aviation and Signature Flight Support
- Full U.S. Customs and Border Protection Service available daily by appointment for international flights
- Scottsdale Airpark, adjacent to the airport, which houses over 3,233 businesses and employs over 59,132 people
- Airport is nine miles north of downtown Scottsdale and in close proximity to world-class resorts, award-winning restaurants and championship golf courses.

For more information regarding Airport specific information please contact: Sarah Ferrara, Scottsdale Airport Public Information Officer, at 480-312-8482.



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MARCH 2019
WEST VIEW

ONSITE WHOLESALE FUEL FARM COST SAVINGS

Fuel costs account for approximately 25% to 30% of aircraft operating expense. Having an onsite wholesale fuel farm in conjunction with a strategic operator will substantially reduce operating costs!

Based on advertised retail fuel prices shown below and the current operators negotiated wholesale price of \$2.13 (June 6th 2019), savings can be as much as 400%!

ROSS AVIATION SCOTTSDALE

Retail Fuel prices as last reported on 04-Jun-2019
Reported by the FBO

100LL Avgas Full Service	\$8.06
100LL Avgas Self Service	\$5.67
Jet A Full Service	\$8.53



Average Fuel Prices By Region
Updated 06-05-2019

	Jet A	100LL
NC	\$4.68	\$5.20
NE	\$5.03	\$5.52
NW	\$5.09	\$5.81
SC	\$4.57	\$5.08
SE	\$4.90	\$5.32
SW	\$5.16	\$5.65

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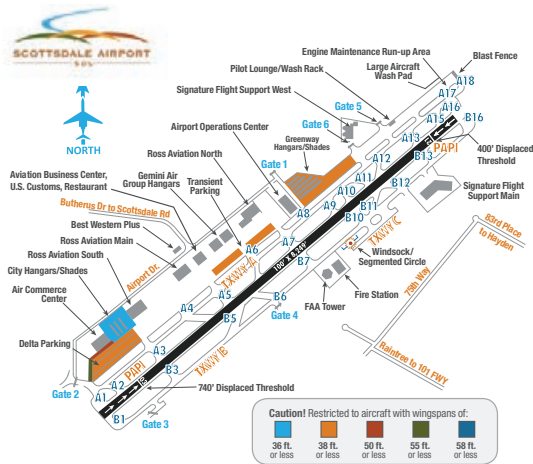
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AIRPORT MAPS



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SOUTHWEST VIEW

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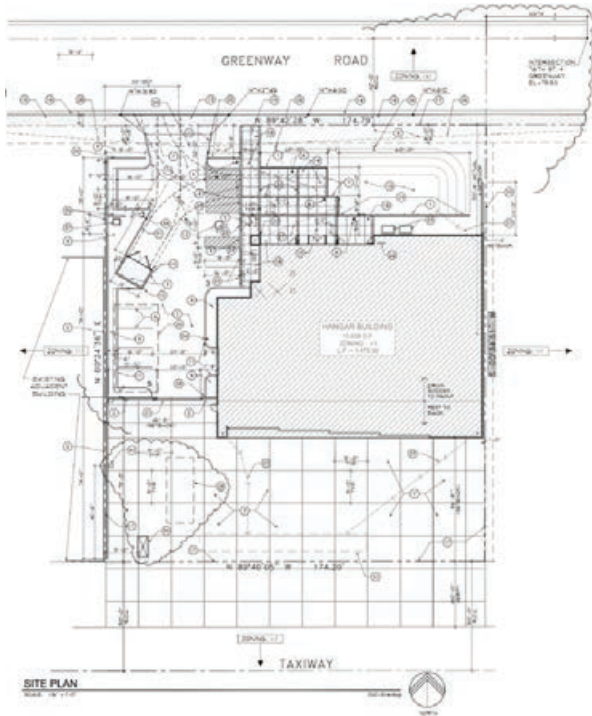
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SITE PLAN



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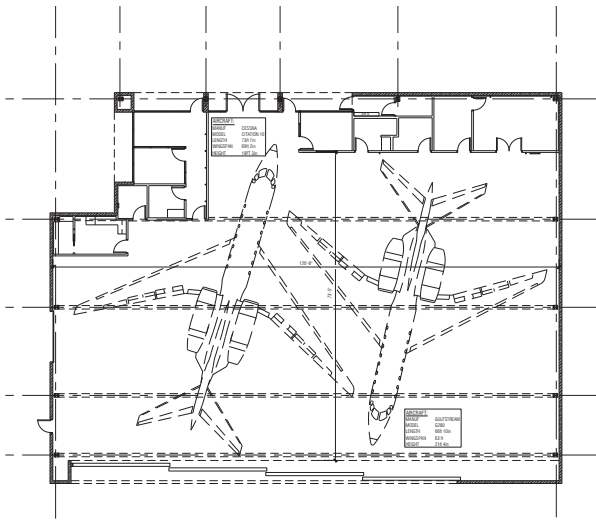
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SOUTHEAST VIEW

HANGAR FLOORPLAN



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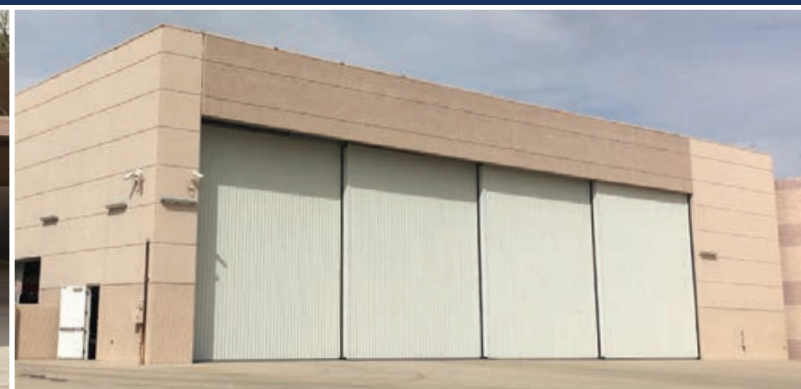
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ON-SITE FUEL FARM

COVERED PARKING

NORCO SLIDING DOOR



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