#### **FOR SALE**

# CORPORATE HANGAR/OFFICE CONROE NORTH HOUSTON REGIONAL AIRPORT 10078-10084 Airport Rd. Conroe, TX. 77303



26,000 SF Hangar/Office Facility on 2.093 Acres at CXO

**Exclusively Marketed by:** 

Debbie Ratcliff Coleman Realty Services 832-381-6666 debbiedomino@gmail.com **Call for detailed Information** 



#### **FACILITY INFORMATION:**

#### 10078 Airport Rd – south end of facility

2,500 +/- SF of Office/Lobby Space – newly renovated

7 +Office/Storage Areas, 2 restrooms, break area

Upstairs floored open storage area

8 Parking spaces in front of entrance

Improvements: added extra bathroom, new laminate floors, repainted offices

#### 10084 Airport Rd - north end of facility

6,065 +/- SF of Office/Lobby Space – 2 Story

1<sup>st</sup> Floor - 3 offices, 2 reception areas, storage areas, 2 baths, commercial oven/stove, large refrigerator, microwave, dishwasher.

2<sup>nd</sup> Floor – 4 large offices with 4 full baths, extra-large conference room with an outside upper deck. Ceiling fans throughout. Outside rear access. Security System

(2) covered canopies 6 A/C Units, 3 water heaters

32 Parking Spaces located on Airport Rd. side of facility.

17,500 +/- SF of open span Hangar Space ((175' wide 100' deep)

3 phase power for the hangar door operators and ceiling lights

30' + Hangar Door Height – motor operated 150' Door Opening

**Fire Suppression: Water Sprinkled** 

Note: Installed trench drain across Hangar Door, Installed Big "A" Fans

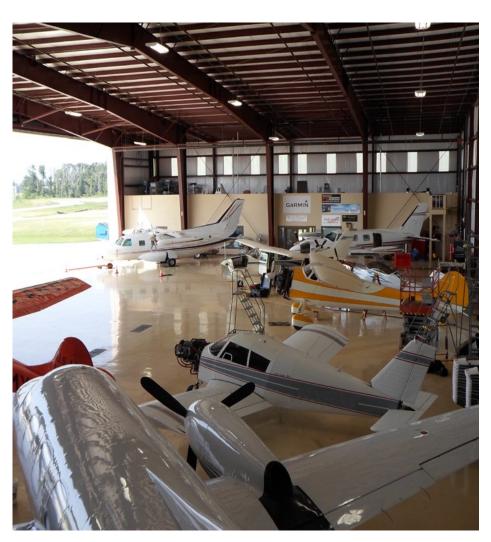
### Semi-Private Airport Rd. Entrance



### South End Office Entry



### Hangar Views





#### 2-Story Office Entry at North End



View of North End Lobby/Kitchen Area









## Outdoor Balcony and Covered Patio on North End

10078 & 10084 Airport Road

North View of
Taxiway Alpha at
Taxiway Juliet – An
additional 2+/Acres (adjacent to
Hangar 8) can be
acquired for
improvement of
Aircraft/Auto
Parking only





#### Subject Hangar shown on Aerial

Conroe-North Houston Regional Airport is:

- an all-weather airport
- hosts over 300 aircraft, 240 hangars, a control tower, two FBO's, a general aviation terminal building, a U.S. Army Reserve Aviation unit and more than 20 businesses and several government agencies.
- an International airport with a U.S. Customs and Border Protection Federal Inspection Station to serve the needs of corporate and business travelers arriving from outside the United States.
- The distance between Houston Airport (IAH) is approx. 37 miles

### Offering: Property Facts

Call for Pricing Price: Property Type: Specialty Property Subtype: Corporate Hangar Sale Type: Investment/Owner Occupy 2.093 Acres Lot Size: **Building Size:** 26,000 SF Year Built: 2011

"All information provided about the property, including but not limited to square footage, is deemed reliable but is not guaranteed and should be independently verified" Understanding: The buyer should confirm all property details independently.