

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:

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



2+/- ACS

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



2+/- Acres



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

Price: Call for Pricing

Property Type: Specialty

Property Subtype: Corporate Hangar

Sale Type: Investment/Owner Occupy

Lot Size: 2.093 Acres

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.