



FOUR NEW HANGAR FACILITIES AT COEUR D'ALENE AIRPORT

3371 W Aviation Drive | Hayden, ID 83835

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CBRE is pleased to offer this premier opportunity to secure four brand-new corporate aircraft hangars at the Coeur D'Alene Airport. The Coeur D'Alene Airport has experienced rapid growth and a shortage of hangar space in recent years, and these new hangars offer a unique alternative for aircraft owners frequenting this airport. The hangars are scheduled for completion early 2024. The developer has also secured the adjacent land for additional custom build-to-suit hangars.

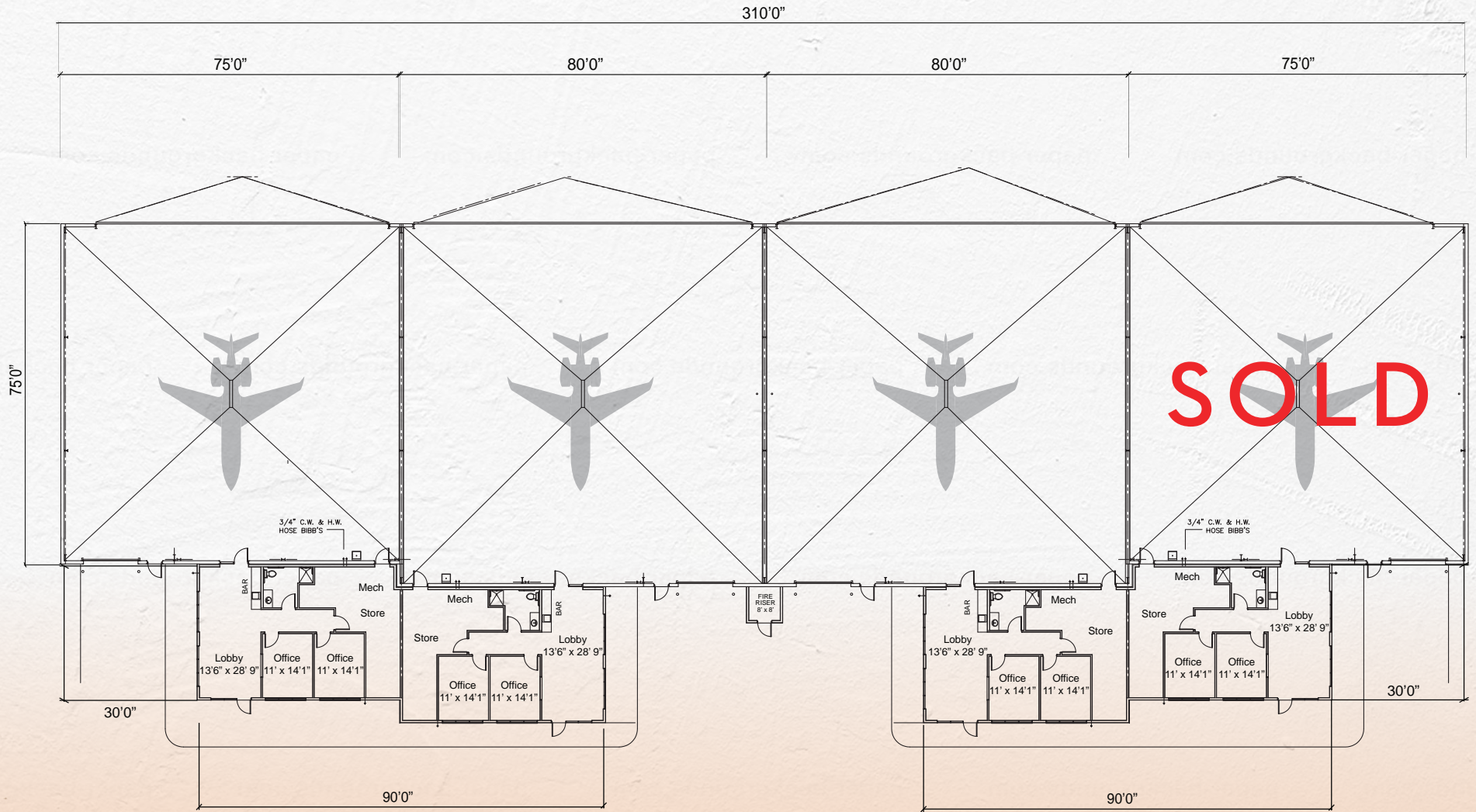
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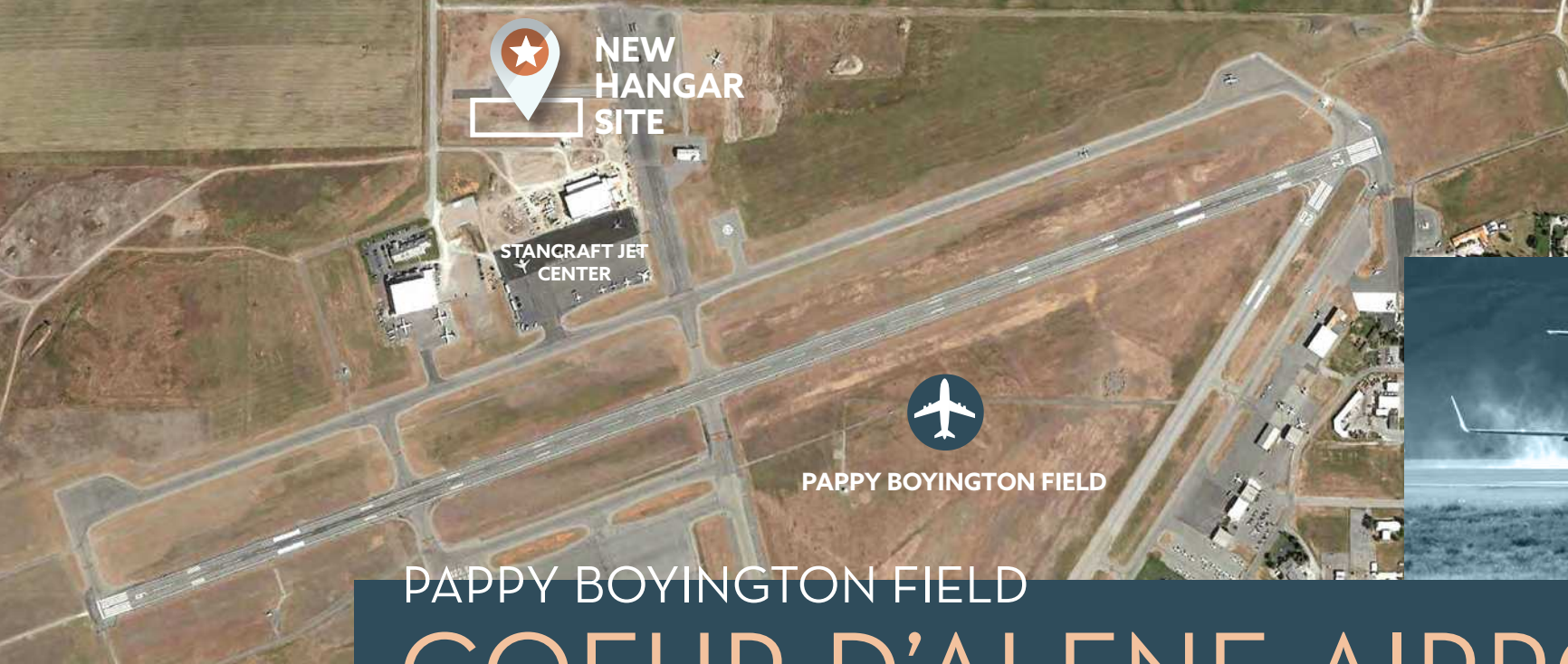
- 75' Hangars: \$1,988,000.00
- 80' Hangars: \$2,365,000.00

HIGHLIGHTS

- End hangar units are $\pm 5,625$ SF, with 20' tall and 65' wide bi-fold hangar doors
- Middle hangar units are $\pm 6,400$ SF, with 24' tall and 65' wide bi-fold hangar doors
- Each hangar has an adjacent 1,320 SF office suite that can be customized
- Insulated and heated hangar and office space
- The developer has secured a 50-year ground lease from the airport for this hangar development, and parties will be acquiring a long-term leasehold interest
- Only 25 miles from Spokane International Airport

FLOOR PLAN



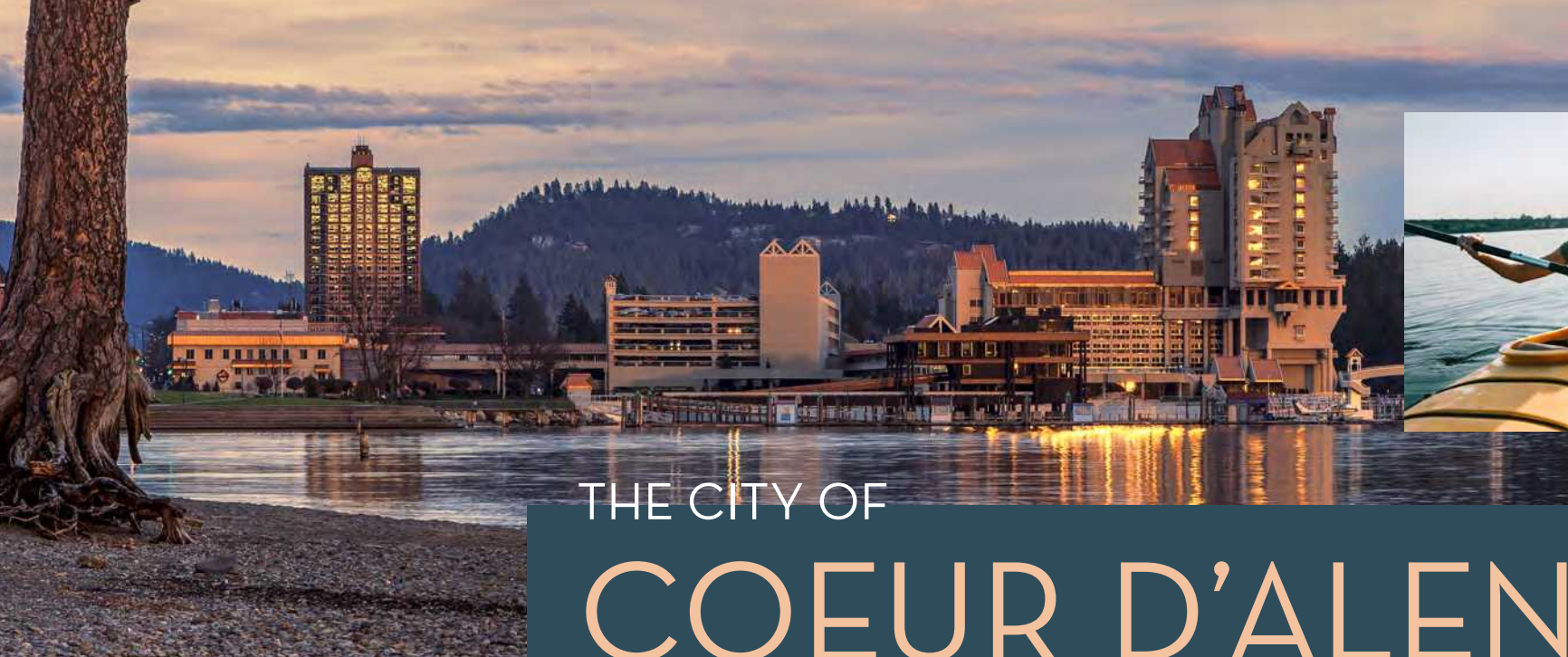


PAPPY BOYINGTON FIELD

COEUR D'ALENE AIRPORT

The Coeur d'Alene Airport (Pappy Boyington Field) is a county-owned public-use airport, located in Kootenai County, Idaho. It is located just nine miles northwest of the central business district of Coeur d'Alene and is surrounded by the city of Hayden on three sides. The airport has two asphalt paved runways: 6/24 measuring 7,400 ft × 100 ft and 2/20 measuring 5,400 ft × 75 ft.





THE CITY OF COEUR D'ALENE

Coeur d'Alene has become a premier destination for both tourism and full-time residents in recent years, and experiencing a significant real estate boom. Set in North Idaho, it is known for its lakes, mountains, miles of land, and unrivaled outdoor recreational opportunities.





FOR MORE INFORMATION, PLEASE CONTACT

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