

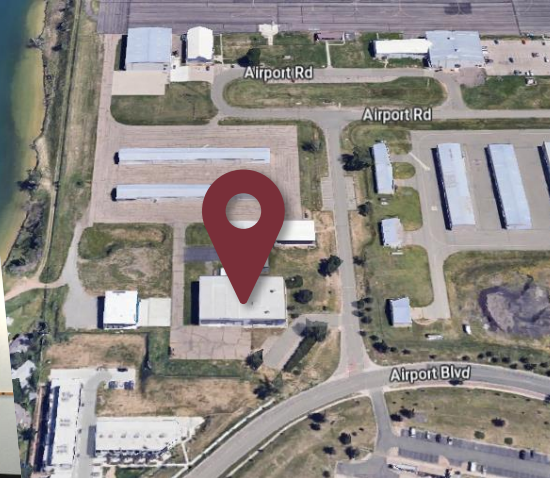
# Boulder Municipal Airport (KBDU)

3309 Airport Rd | Boulder, CO 80301

## EXCLUSIVE LEASE LARGE EXECUTIVE HANGAR

### PROPERTY *Overview*

Airport Real Estate is pleased to offer to the aviation marketplace a large executive hangar opportunity at Boulder Municipal Airport (KBDU). The hangar is 100' x 100' [ $\pm 10,000$  SF] with a south facing 70' x 18' rolling door. There is  $\pm 4,500$  SF of office space – including a 'clean room' and  $\pm 1,500$  SF of space which has previously been used for a wind tunnel. Huge electrical capacity with 800 Amps of 480/277 Volt power available. Easy access from Airport Road, with its own gate to the apron in front of the hangar.



**16,000 SF Total**

- 10,000 SF of hangar space
- 4,500 SF of office space
- 1,500 SF of wind tunnel space



**Brendan Clarke**

Airport Real Estate  
Brendan@airportrealestate.aero  
**719-649-2688**





# Boulder Municipal Airport (KBDU)

3309 Airport Rd | Boulder, CO 80301



## HANGAR *Specifications*

- Size:  $\pm 10,000$  SF
- Dimensions: 100' x 100'
- Door Dimensions: 70' x 18' bottom rolling door
- Floor: white epoxy coating

## OFFICE *Specifications*

- Various layouts with  $\pm 1,025$  SF of 'clean room' space
- $\pm 4,500$  SF total with  $\pm 1,630$  SF of open office
- Eight (8) smaller individual offices and lobby
- $\pm 1,500$  SF of space for a wind tunnel



**Brendan Clarke**

Airport Real Estate

Brendan@airportrealestate.aero

**719-649-2688**



**DISCLAIMER:** INDEPENDENTLY OWNED AND OPERATED AIRPORT REAL ESTATE ©2022. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IN SUBMITTED. SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.