

Rocky Mountain Metro Airport

9656 Metro Airport Avenue | Broomfield, CO 80021

HANGAR FACILITY FOR LEASE



PROPERTY *Overview*

This exclusive 25,499 SF aircraft hangar facility at the Rocky Mountain Metropolitan Airport offers a premium leasing opportunity just 20 minutes northwest of Denver. Built in 2008 and in excellent condition. Ideal for any aviation businesses, the space accommodates various uses such as MROs, FBO extra hangar space, flight departments, and aircraft service centers and is of sufficient size to hangar multiple light or medium size jets or two to three large cabin size aircraft.

25,499 SF 6,249 SF office/shop | 19,250 SF hangar bay



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SITE PLANS

Key Features

Location: Prime airport location with direct runway access; 15 minutes to Boulder, 25 minutes to Longmont.

Hangar Specifications: 25,499 SF total – 19,250 SF hangar bay and 6,249 SF office/shop.

Hangar Bay: 175 ft. wide x 110 ft. deep

Hangar Door: 140 ft. wide x 28 ft. tall

Capacity: Suitable for multiple light or medium jets, or up to two or three Gulfstream 450s.

Design: 34 ft. hangar ceiling height, 140 ft. x 28 ft. bi-directional sliding doors.

Additional Amenities:

- High-gloss epoxy flooring in excellent condition.
- Fire room for secure storage.
- Independently cooled IT room.
- Air compressor for large cabin pressurization testing.

Site Details: 63,000 SF lot with a 17,660 SF concrete apron and 90 ft. asphalt taxilane.

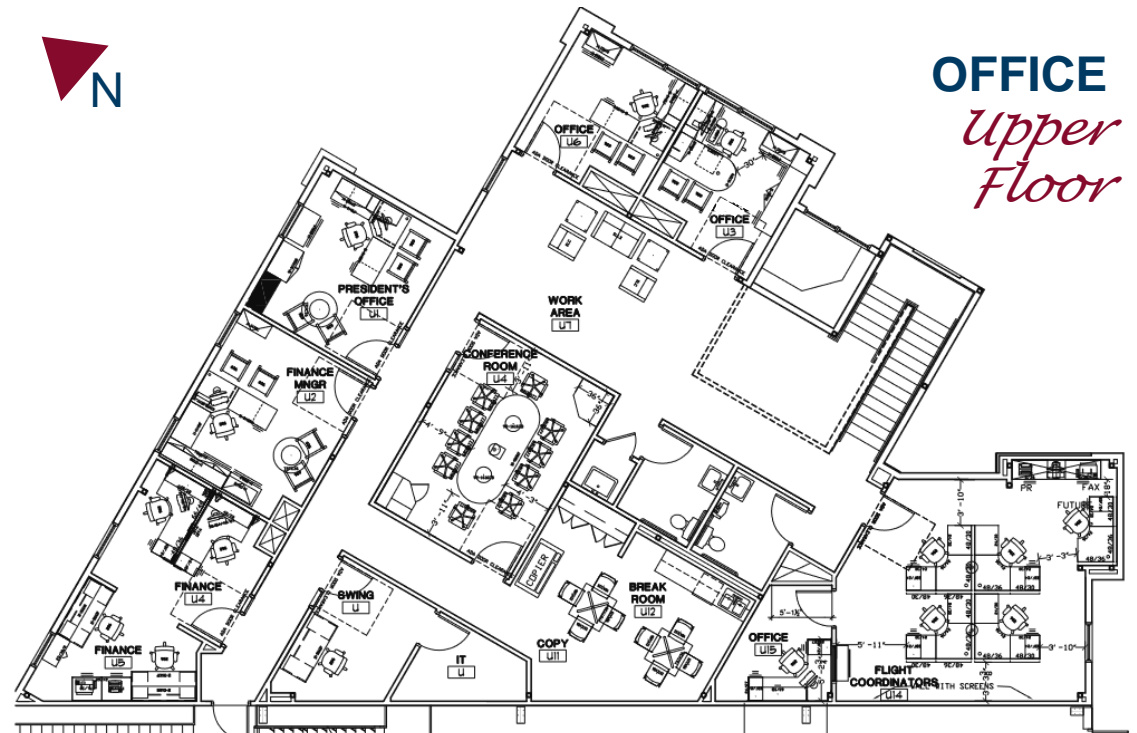
Utilities: 208/120 VAC three-phase electrical, infrared heat in the hangar, a/c and heat for offices, and compressed air throughout.

Zoning: I-3 with FAA and Jefferson County jurisdiction.

Fuel: 14,000-gallon Jet-A tank at community fuel farm included.

Parking: 39 spaces

Hangar Bay: 175 ft. wide x 110 ft. deep



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Area *Overview*

ROCKY MOUNTAIN METRO AIRPORT

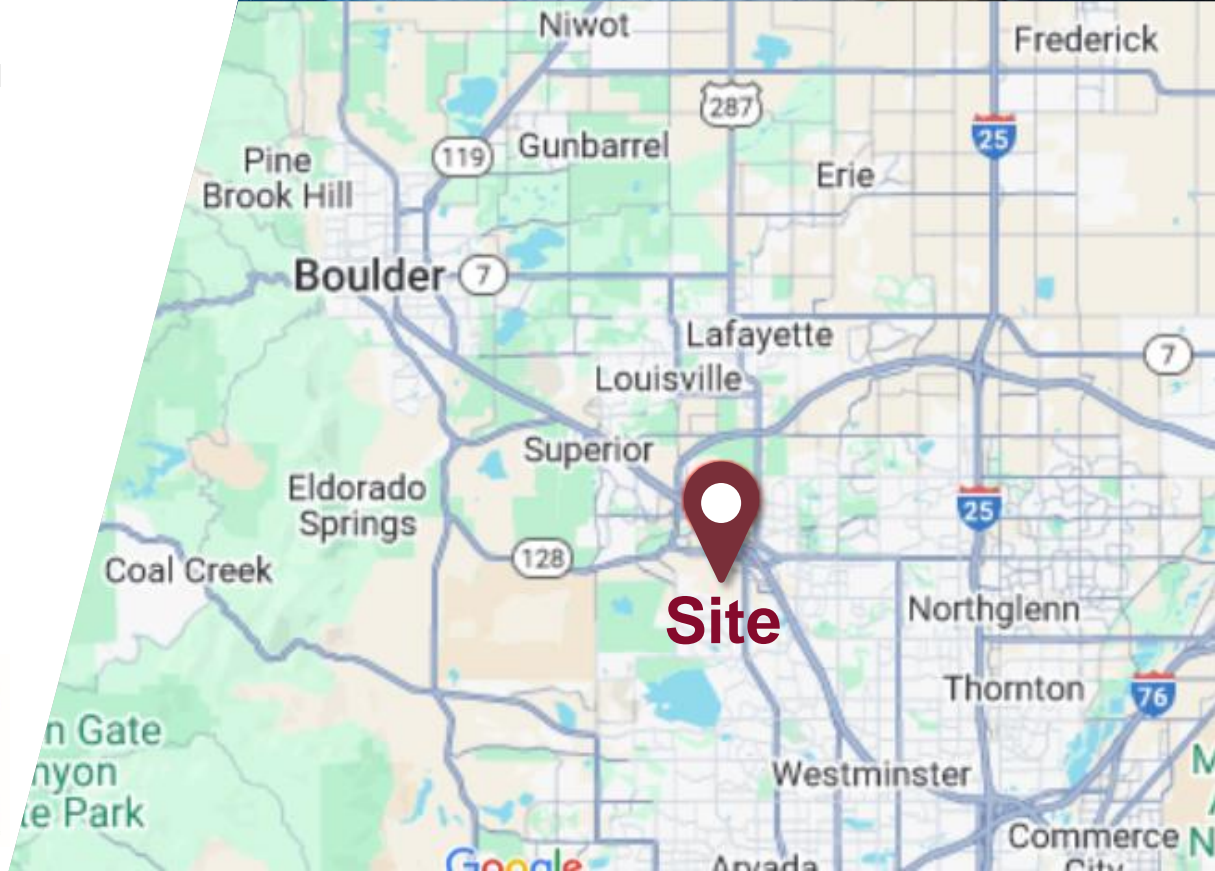
Rocky Mountain Metropolitan Airport, the fifth-busiest FAA tower in Colorado, averages 718 operations per day, including takeoffs and landings. Strategically located with easy access to both Boulder and the Denver Metro area, the airport is a key hub for corporate and aviation-related businesses. The bustling facility operates 24 hours a day and features two parallel runways. Its 9,000' x 100' primary runway accommodates large-cabin aircraft operations with ease. As the second-busiest reliever airport along the Front Range, it plays a vital role in regional economic development and continues to attract new business and aviation activities.

Call for lease rates and term!

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AERIAL VIEW



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