G.E. CORPORATE HANGAR FACILITY

100,000 SQUARE FOOT STATE-OF-THE-ART HANGAR AND OFFICE FACILITY

For more information please visit:

www.gecorphangar.com
This is an extraordinary opportunity to acquire G.E.’s 100,000 sq. ft. state-of-the-art hangar facility at the Stewart International Airport (SWF). Rarely does a hangar facility of this quality and magnitude including a 50 foot hangar door, 282 foot wide bay, high-gloss epoxy floor, and a 5-ton overhead crane, become available for purchase in such a desirable location. It offers a compelling alternative to the country’s most expensive and crowded corporate airports, Teterboro and White Plains, where hangars are priced at a premium, if available at all. Teterboro and White Plains are both approximately an hour’s drive from SWF.

Built in 2002, the facility is still in like-new condition, and the cost to replicate it would be astronomical in today’s market. It is the ideal facility for a large corporate flight department, service center, FBO, or MRO operation.

**Asking Price:** $30 Million
FACILITY SUMMARY

- Like-new 100,000 sq. ft. facility, including 60,000 sq. ft. heated hangar bay and 40,000 sq. ft. of shop and class A office space
- 282’ wide by 224’ deep hangar bay with high gloss epoxy floor
- 50 ft. tall and 282 ft. wide hangar door
- Translucent panels on north wall and hangar door allow for natural light
- Approximately 60,000 sq. ft. of heated concrete apron (320 ft. X 190 ft.) plus roughly 70,000 sq. ft. of blacktopped ramp (320 ft. by 220 ft.)
- Power capabilities: 480 V, 208 V, 120 V, and eight fixed aircraft ground power stations at 115 V, 3 phase, 400 Hz from an installed frequency generator system
- HVAC in office space; hangar has large ceiling fans
- Fire Safety: Hangar is equipped with AFFF foam system and offices are sprinklered
- 5-ton overhead crane installed
- 100% hangar overhead fall protection system
- 5 crew overnight rooms with full baths
- Site is equipped with a de-icing fluid collection tank from the floor drains
- Additional upgrades include hangar lighting, groundwater pumping systems, boiler heating and BMS controls, snow melt/lightning protection, ramp pavement resealed, gutters replaced
- Approximately 95 dedicated parking spaces inside gated and security lot
- 24/7 contractor guard service, cameras, card swipe access, central monitoring station, gated entry and exit
- Excellent taxiway access off Taxiway H; street access off Route 17k

LEASEHOLD

- Annual ground lease payment is $187,000
- 10.34 acre parcel - ground lease is through December 31, 2031, with two five year renewal options
FIRST FLOOR PLAN

100,000 SQUARE FEET
STEWART INTERNATIONAL AIRPORT

SWF has two pairs of runways - one is 11,817 feet long and the other is 6,004 feet long. Both are 150 feet wide.

Newburgh/New Windsor, New York, at the intersection of the New York State Thruway (I-87) and Interstate 84. The airport is 60 miles north of New York City and within a 250-mile radius of Philadelphia, Baltimore, Washington, D.C., Buffalo, Boston, Toronto and Montreal.

A state-of-the-art control tower was commissioned by the FAA in 2006. Open 24 hours a day, the tower is staffed by FAA certified air traffic controllers.