

# AIRSPACE

Ryan Cox, Broker

(817) 394-3906 office

(682) 225-3262 mobile

Ryan@AirSpaceTexas.com



[airspace-texas.com](http://airspace-texas.com)



## AEROSPACE ENGINEERING FACILITY - FOR SALE

Arlington Municipal Airport (KGKY)

4846 S. Collins Street, Arlington, Texas 76018

- 33,812 sq. ft. facility located on 2.27 acres; constructed in 1994 and completely renovated in 2012
- Heated hangar bay is 10,000 sq. ft. (125' wide X 80' deep), sliding hangar door opening 100' wide x 20' tall
- First Floor: lobby with built in reception desk, server room with backup generator, security guard office with security camera system monitoring, conference room, employee break room with restaurant style seating, full kitchen, office cubicles, flight simulator room, shop space, vending machine area, and restrooms with showers
- Second Floor: two conference rooms, executive offices, office cubicles, breakroom, kitchen, and restrooms
- Facility entrance and auto parking accessible to the public; airside is accessible only by electronic security gate
- Facility has elevator, backup generator, waste dumpster enclosure, Cat 5 cabling throughout, and landscaping
- Hangar is fully insulated, three phase electric, fire sprinkler system, and foam suppression system in hangar
- Large concrete aircraft parking apron, 89 concrete auto parking spaces, taxiway access direct to runway
- Ground lease rate: \$1,729.89 per month; ground lease term through November 30, 2051 (property tax exempt)



### Potential facility uses:

- aviation related college
- government contractor
- aerospace engineering
- pilot training campus
- corporate headquarters
- aircraft assembly

*Facility can accommodate both fixed wing and helicopter operations*

**Sale Price: \$3,450,000.00**

# AIRSPACE

Ryan Cox, Broker

(817) 394-3906 office

(682) 225-3262 mobile

Ryan@AirSpaceTexas.com



[airspace texas.com](http://airspace texas.com)



## Potential facility uses:

- aviation related college
- government contractor
- aerospace engineering
- pilot training campus
- corporate headquarters
- aircraft assembly

*Facility can accommodate both fixed wing and helicopter operations*



View of main customer and employee entrance. Facility is accessible and visible from South Collins Street.



View of the South side of the facility

# AIRSPACE

Ryan Cox, Broker

(817) 394-3906 office

(682) 225-3262 mobile

Ryan@AirSpaceTexas.com



[airspace texas.com](http://airspace texas.com)



View of North side of facility, hangar bay, concrete apron, and outside employee break area.



## Potential facility uses:

- aviation related college
- government contractor
- aerospace engineering
- pilot training campus
- corporate headquarters
- aircraft assembly

*Facility can accommodate both fixed wing and helicopter operations*

# AIRSPACE

Ryan Cox, Broker

(817) 394-3906 office

(682) 225-3262 mobile

Ryan@AirSpaceTexas.com



[airspace texas.com](http://airspace texas.com)



## Potential facility uses:

- aviation related college
- government contractor
- aerospace engineering
- pilot training campus
- corporate headquarters
- aircraft assembly

*Facility can accommodate both fixed wing and helicopter operations*



Hangar is fully insulated, high bay lighting, ceiling mounted propane heaters, fire sprinkler system, foam suppression system, epoxy painted floor, and an industrial ceiling mounted fan.



# AIRSPACE

Ryan Cox, Broker

(817) 394-3906 office

(682) 225-3262 mobile

Ryan@AirSpaceTexas.com



[airspace texas.com](http://airspace texas.com)



Customer lobby/reception area



## Potential facility uses:

- aviation related college
- government contractor
- aerospace engineering
- pilot training campus
- corporate headquarters
- aircraft assembly

*Facility can accommodate both fixed wing and helicopter operations*



Employee breakroom/kitchen

# AIRSPACE

Ryan Cox, Broker

(817) 394-3906 office

(682) 225-3262 mobile

Ryan@AirSpaceTexas.com



[airspace.com](http://airspace.com)



## Potential facility uses:

- aviation related college
- government contractor
- aerospace engineering
- pilot training campus
- corporate headquarters
- aircraft assembly

*Facility can accommodate both fixed wing and helicopter operations*



# AIRSPACE

Ryan Cox, Broker

(817) 394-3906 office

(682) 225-3262 mobile

Ryan@AirSpaceTexas.com



[airspace texas.com](http://airspace texas.com)



Aircraft simulator room



One of three large conference rooms



Luxury restrooms



Climate controlled shop and parts rooms



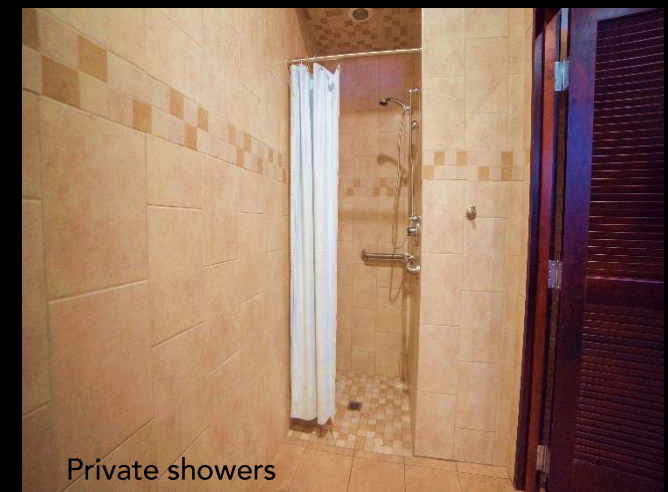
## Potential facility uses:

- aviation related college
- government contractor
- aerospace engineering
- pilot training campus
- corporate headquarters
- aircraft assembly

*Facility can accommodate both fixed wing and helicopter operations*



3 phase 480V power



Private showers

# AIRSPACE

Ryan Cox, Broker

(817) 394-3906 office

(682) 225-3262 mobile

Ryan@AirSpaceTexas.com



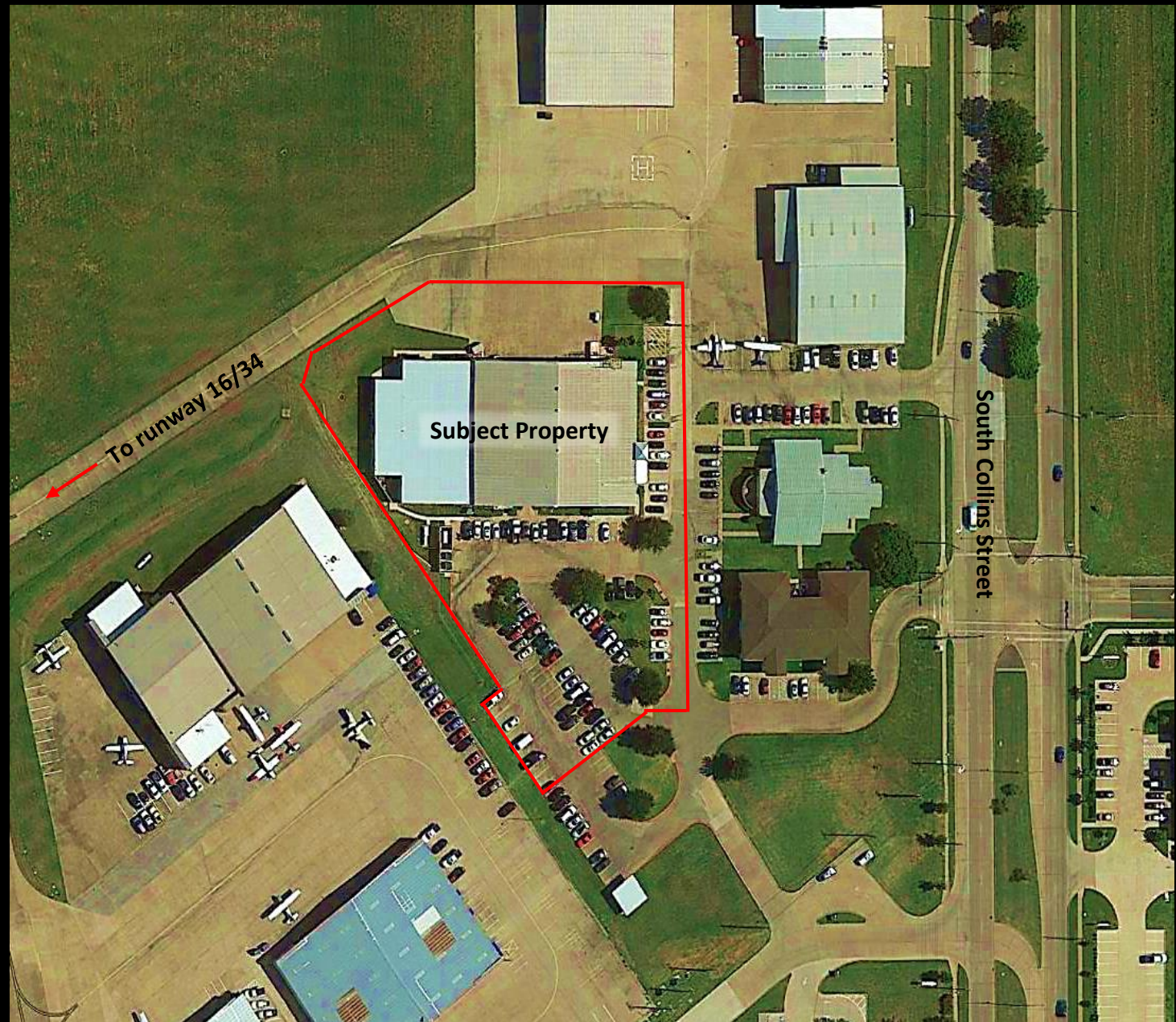
[airspace.texas.com](http://airspace.texas.com)



## Potential facility uses:

- aviation related college
- government contractor
- aerospace engineering
- pilot training campus
- corporate headquarters
- aircraft assembly

*Facility can accommodate both fixed wing and helicopter operations*



## PROPERTY SITE MAP

Arlington Municipal Airport (KGKY)

4846 S. Collins Street, Arlington, Texas 76018

The information in this brochure has been obtained from sources believed reliable, however, we make no representations or warranties, expressed or implied, as to the completeness or accuracy of the information. This information is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. The projections, opinions, assumptions, square footages, and estimates are included as examples only, and they may not represent current or future status or performance of the property.

# AIRSPACE

Ryan Cox, Broker

(817) 394-3906 office

(682) 225-3262 mobile

Ryan@AirSpaceTexas.com



[airspace texas.com](http://airspace texas.com)



### Potential facility uses:

- aviation related college
- government contractor
- aerospace engineering
- pilot training campus
- corporate headquarters
- aircraft assembly

*Facility can accommodate both fixed wing and helicopter operations*



## SITE LOCATION MAP

Arlington Municipal Airport (KGKY)

4846 S. Collins Street, Arlington, Texas 76018

# AIRSPACE

Ryan Cox, Broker

(817) 394-3906 office  
(682) 225-3262 mobile  
Ryan@AirSpaceTexas.com



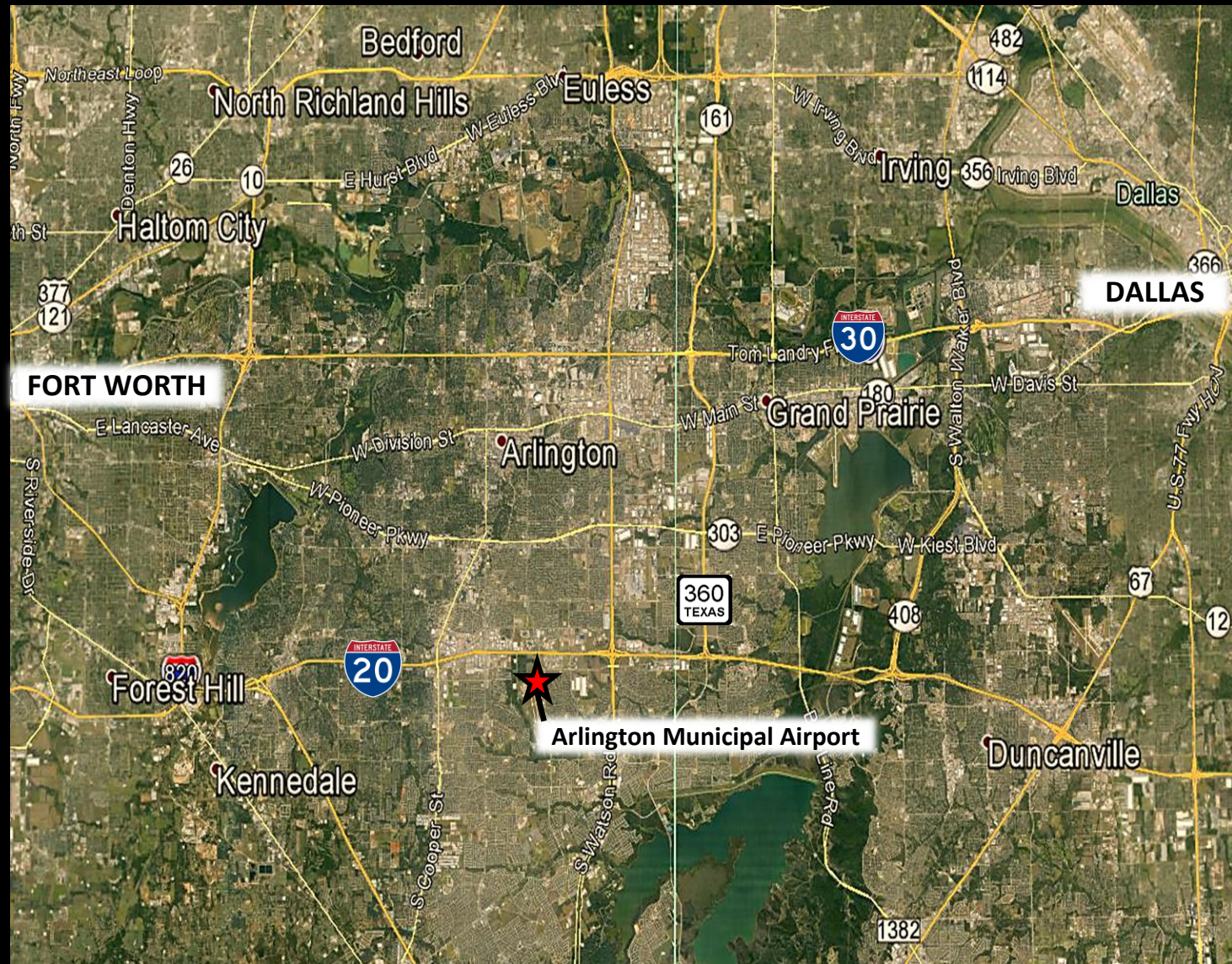
[airspace.com](http://airspace.com)



## Potential facility uses:

- aviation related college
- government contractor
- aerospace engineering
- pilot training campus
- corporate headquarters
- aircraft assembly

*Facility can accommodate both fixed wing and helicopter operations*



The hangar facility is located in the heart of the Dallas/Fort Worth Metroplex at the **Arlington Municipal Airport**; approximately one mile southwest of the intersection of Interstate 20 and Texas State Hwy 360 in Arlington Texas. The property is located approximately 20 minutes south of DFW Airport. The Dallas/Fort Worth Metroplex is currently home to many aerospace, aviation, and defense companies such as American Airlines, Southwest Airlines, Lockheed Martin, Boeing, AgustaWestland, Bell Helicopter, Raytheon, L3, Airbus Helicopters, Gulfstream, Triumph Group, and Sikorsky.

# AIRSPACE

Ryan Cox, Broker

(817) 394-3906 office

(682) 225-3262 mobile

Ryan@AirSpaceTexas.com



airspacetexas.com

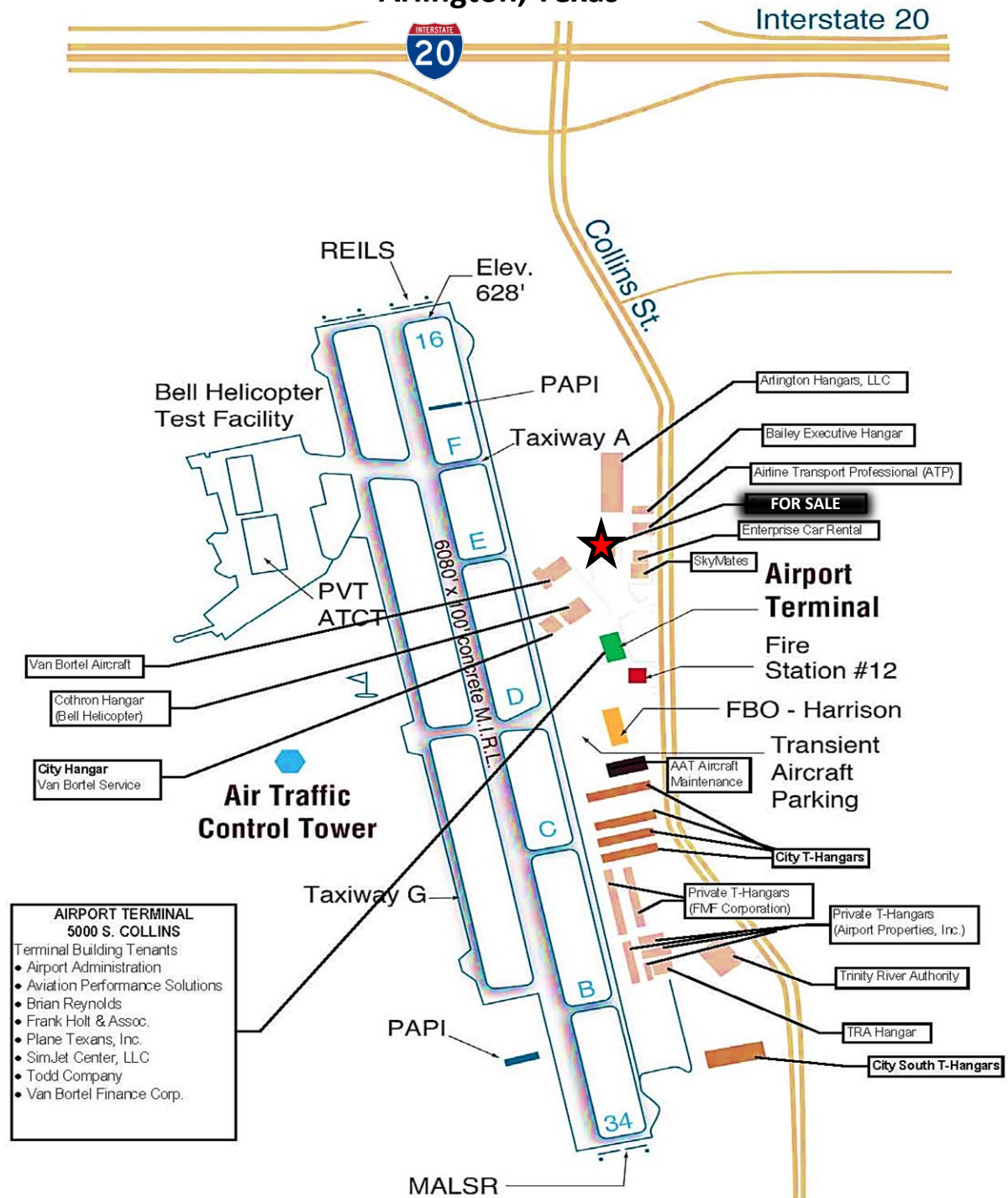


## Arlington Municipal Airport (KGKY)

- 6,080' x 100' Concrete Runway
- Full Service FBO (100LL/JET A)
- Precision ILS/GPS Approaches
- Air Traffic Control Tower
- Fire Station on Airport

*Airport is located just 10 minutes from the Dallas Cowboys Stadium and Texas Rangers Stadium*

## Arlington Municipal Airport Arlington, Texas





# AIRSPACE

Ryan Cox, Broker

(817) 394-3906 office  
 (682) 225-3262 mobile  
 Ryan@AirSpaceTexas.com



[airspace.com](http://airspace.com)



## Potential facility uses:

- aviation related college
- government contractor
- aerospace engineering
- pilot training campus
- corporate headquarters
- aircraft assembly

*Facility can accommodate both fixed wing and helicopter operations*

