

SHELTAIR



ROCKY MOUNTAIN METROPOLITAN AIRPORT (BJC)

EXCLUSIVE LEASE EXECUTIVE HANGAR

51,900 total sq. ft. of hangar space

11,100 total sq. ft. of office space

9586 Metro Airport Ave, Broomfield CO 80021



PROPERTY OVERVIEW

Airport Real Estate and BA Group Advisors are proud to offer these new executive hangars located at the Rocky Mountain Metro (BJC). To be completed April 2024, three (3) 17,300 SF hangars including adjoining 3,500SF of office space and three (3) private garages per hangar. Each hangar can accommodate Gulfstream G650's and Global 7500's - or a multitude of super mid-sized jets. Facility amenities include a 28' clear hydraulic door, roadside and airside access, and a vehicle gate accessible immediately adjacent to the facility. The hangar can be finished in Class A office style or to the tenant's request.



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ROCKY MOUNTAIN METRO AIRPORT

Founded in 1960, RMMA (airport identifier KBJC) is owned and operated as an enterprise-fund by Jefferson County, Colorado. The airport is run by a staff of approximately 25 Jeffco employees responsible for the administration, operation, and maintenance of the airfield. RMMA consists of approximately 1,700 acres of property, including nearly 50 businesses and over 400 based aircraft. As a self-supporting enterprise fund of Jeffco, revenue from airport ground-leases and other airport user fees fund the operation and maintenance of the airport.

In 2022, RMMA was the third busiest airport in Colorado in terms of operations (takeoffs and landings), with a landing or takeoff occurring every three minutes on average. According to the 2020 Colorado Aviation Economic Impact Study, RMMA provides over 3,300 jobs and over \$730 million in economic impact to the region.



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HANGAR INFO

Hangar Bay

133' 4"W x 130' D x 28' H

Hangar Door Size

123' 6"W x 28' H Clear height

Hangar Door Type

Hydraulic Main Door - Door Engineering

Heating Units

Gas - Infrared

Lights

LED

Electrical

208V - Single Phase 480V 3 Phase

Floor

Polished Concrete

Fire suppression

Water sprinkler



OFFICE INFO

Two (2) Private Offices

2 plus any other dependent on Lease

Office RSF

~3,500SF / Hangar

Suite Feature Highlights:

Security System TBA

Conference Room A/R

Kitchen/Lounge Yes

Bathroom..... Yes

View N/A

Office Description

The interior of the hangar includes office to be built out per tenant request.

Garages

Each has three (3) bays w/ 10' x 10' door - one goes through to hangar



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REPRESENTATION & CONTACT



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