

CORPORATE HANGAR FACILITY

8995 Yandukin Drive • Juneau International Airport



This rare fee simple property is strategically located less than one block from the Juneau International Airport terminal.

With over 20,000 square feet, this corporate Hangar facility is situated on a one of a kind-- .85 acre parcel of fee simple land. This fact creates maximum flexibility in its use and access by a new owner. The zoning is Industrial.

Built for Alaska Airlines in 1966, this Butler Building steel structure houses over 4,000 square feet of office, a 45X65 foot heated shop and areas used for reception, breakroom, board room and four restrooms. The foundation is a re-enforced concrete slab throughout. All fuel tanks are above ground.

The main aircraft door access can open up to 120 feet wide, with individual panel roller doors. The hangar can accommodate larger aircraft and commercial helicopters. Ceiling height is 30 feet. Adjacent to the building are approximately 40 parking spaces that are accessible from Yandukin Drive and Shell Simmons Drive.

Offered at \$4,500,000

CONTACT

Carlton Smith,

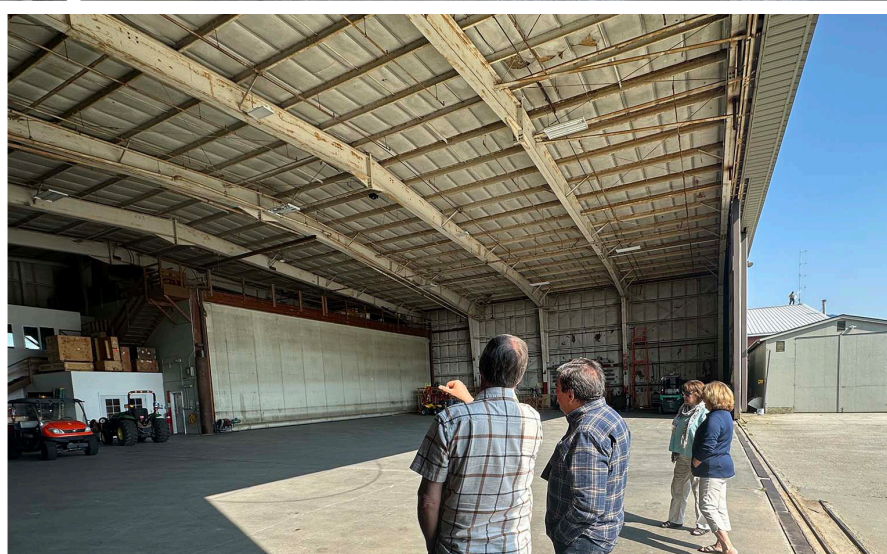
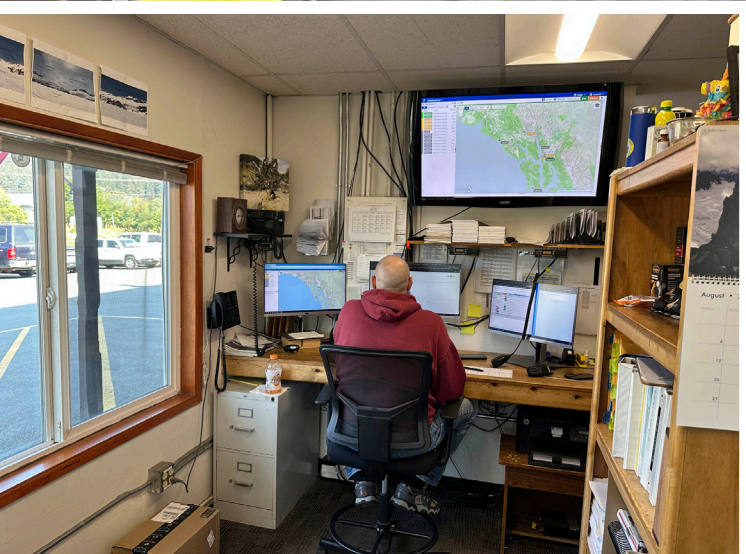
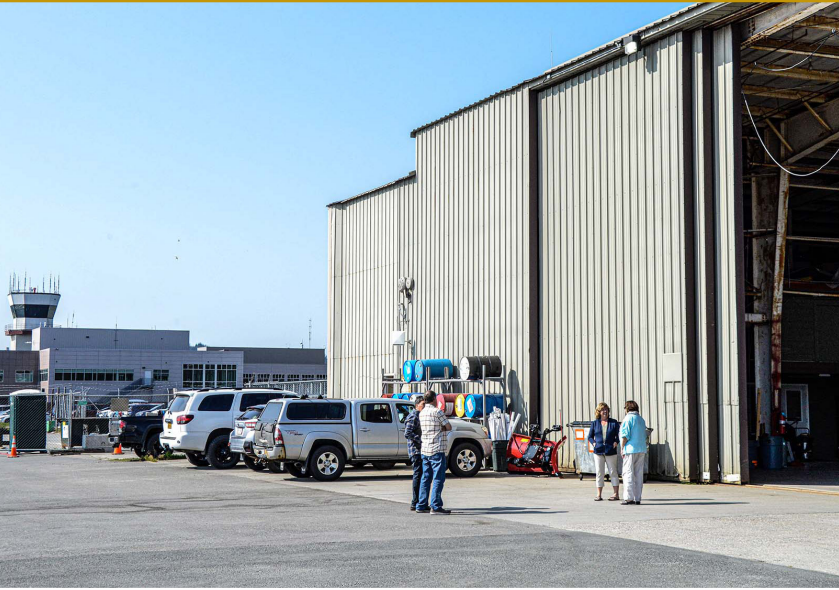
The Carlton Smith Company, LLC

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The
**Carlton
Smith**
Company LLC
COMMERCIAL REAL ESTATE

Corporate Hangar Facility



Site and Building Data

Building Type: Aviation Hangar

Building Size: 20,400 Sf (170 Ft E-W) (120 Ft N-S)

Site Size: 37,205 Sf / .85 Acres

Type Of Ownership: Fee Simple

Tenancy: Single Tenant (Modified Net Lease)

Year Built: 1966

Zoning: Industrial

Legal: USS 1434 TR B

CBJ Parcel#: 5b 1501080020

Constructon: Butler Steel Frame On Concrete Slab

Access Doors: Aircraft Door 120 Ft Span; Tail Clear Height: 27' Man Doors (8)

Shop Area: 45x65' With 20x60' Access Door

Buildout: Office/Reception, Breakroom, Mtg Room, Shop, Restrooms (4)

Maximum Ceiling Height in Hangar: 30 Feet

Heating: Oil Forced Air Furnace, Oil Fired Burner And Electric Baseboard; Two Externally Mounted Heat Pumps

Electrical: Recently Upgraded Three-Phase Electrical

Parking: Adjacent To Building. Approximately 40 Spaces.

