

Established Aviation Business & Hangar Facility For Sale

Chandler Municipal Airport (KCHD) | Chandler, AZ 85286



Call for Pricing



For more information, please contact:



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Offering Overview:

Business:

Chandler Aviation, Inc.

Address:

2375 S Stinson Way, Chandler, AZ 85286

Offering:

Real Estate (Leasehold Land), Business, Equipment, & Parts Inventory Sale (commercial hangar for personal, private, or commercial aircraft storage)

Property:

±10,000 SF Freestanding Hangar/Office Facility + outside secure storage area (street access and gated ramp access)

Hangar Doors:

60' Wide x 15' High Rolling Hangar Door – South Side (Recently Updated)

Schweiss Bi-fold Lift Strap Door – East Side (48' Wide x 14' High) – Brand New 2016 (Fully insulated)

Lot Size:

±1.40 Acres

Parking Spaces:

22 automotive stalls plus use of public terminal parking to the west of parking lot

Aircraft Parking:

18 tie-downs + 4 reserved spots in front of hangar

Land Lease Term:

Through 6/30/2037 with One (1) Ten Year Option to Extend

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Additional Info:

- Current Occupant in place for over 30 years
- Excellent exposure - center and most forward location on airfield
- Easy access to Taxiway Alpha
- Mooney Service Center
- Ability to expand hangar
- Professionally designed facade and building improvements
- New metal siding and roof sheeting with insulation (2017)
- Four new evaporative coolers (2017)
- Upgraded electrical service (400 amps total; 2-200 amp panels)
- Updated hangar bay and exterior perimeter lighting
- Microwave Internet (fast service)

Permitted Uses Include (per land lease):

- Charter, aircraft leasing and sales, flight school, fuel sales, and many more

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Chandler Airport has over 200,000 operations per year and multiple IFR approaches. Chandler remains one of the busiest general aviation airports in the country.

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LOCAL DEMOGRAPHICS

(2022*)

Population:

3 Miles	5 Miles
94,627	295,764

Households:

3 Miles	5 Miles
30,521	101,517

Average HH Income:

3 Miles	5 Miles
\$132,173	\$122,141

Daytime Employees:

3 Miles	5 Miles
22,249	76,144

(*Data sourced from CoStar)

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