

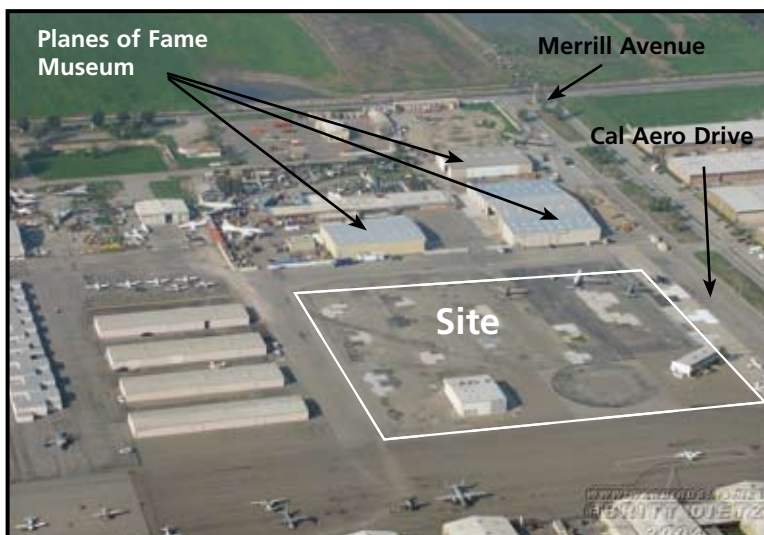


# NEW OFFICE/HANGARS AT CHINO AIRPORT



## Pricing (subject to change)

Unit	Office	Hangar	Door	Price
F2	3,585 SF	60' x 60'	58' x 19'	\$673,000
F3	4,125 SF	70' x 60'	68' x 19'	\$789,000



## New Office/Hangars at Chino—an Attractive Alternative

CNO is a convenient alternative to Long Beach (24 nm), Van Nuys (45 nm) and Orange County (21 nm) airports. CNO offers amenities that include a control tower, a 7,000-foot-long runway and ILS/GPS approaches.

### Mileage and drive time to CNO from:

	Mileage	Drive time
Orange County (SNA)	34	36 minutes
Long Beach (LGB)	45	50 minutes
Van Nuys (VNY)	60	64 minutes

### Appealing business/investment opportunity

- Demand for office/hangar facilities at So. CA airports exceeds supply—some wait lists are years long
- Advantages of ownership v. leasing
  - Tax benefits/depreciation
  - Capital appreciation
  - Fully transferrable—sale or lease to third parties permitted

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If you would like to learn more about this project, visit [www.aviationdevelopmentgroup.com](http://www.aviationdevelopmentgroup.com) or contact Brad Henderson at 303-648-8871 or [brad@aviationdevelopmentgroup.com](mailto:brad@aviationdevelopmentgroup.com).



## Amenities & Specifications

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### Office

- Core and shell (interior finish by owner)
- Bathroom rough-in plumbing
- 2-car attached garage
- Cal Aero Drive street frontage/ access
- Ample, adjacent surface parking
- CAT5 cable for future data communication

### Hangar

- Excellent access to runways 8/26 and 3/21
- Bathroom rough-in plumbing
- CAT5 cable for future data communication

- Reinforced concrete slab on grade
  - Metal halide lighting
  - Electrically operated bi-fold doors with man doors (remote control optional)
  - Separately metered 100 amp, 120/220 volt electrical service
  - R-13 insulation in the walls/ partitions and R-19 in roofs of each unit
  - Light switch at entrance of each hangar
  - Three GFCI-protected receptacles per hangar
  - Exterior lighting controlled by photo-cells
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