



PURCHASE OR LEASE NEW HANGARS AT VAIL-EAGLE COUNTY AIRPORT (EGE) IN EAGLE COUNTY, COLORADO



Phase 1-A Hangar Specifications

Standard Hangar

- 42' Tee Hangar—12' Door Height
- 50'x45' Box Hangar—14.5' Average Door Height
- 80'x80' Box Hangar—20' Door Height
- Electric Bi-fold Door with Integral Personnel Door
- 4" Concrete Floor
- Translucent Wall Panels for Day Lighting
- 1' Concrete Rat Wall
- 3 Electrical Outlets and 4 Lights
- 100 Amp, 240/120 Volt Single Phase Electrical Service with Separate Meter (60 Amp in Tee Hangars)
- 100 Amp Circuit Breaker Panel (60 Amp in Tee Hangars)
- Gas Fired Unit Heater with Separate Gas Meter
- Color Matched Rake, Eave and Corner Trim
- R-11 Exterior Wall and Door Insulation
- R-19 Roof Insulation
- Bathroom Plumbing Stub Outs in Box Hangars*

* Water and sewer services to be extended in future phase

Options (additional charges apply for each option)

- Solar Panels
- Security System
- Communications Package
- Apron Snowmelt
- Added Insulation
- 200 Amp, 3 Phase Electrical Service
- Additional Electrical Outlets
- Enhanced Lighting
- Gas Fired Infrared Overhead Heaters—2 rows
- Radiant Heat Floor
- Windows
- Additional Personnel or Garage Doors
- Remote Control Overhead Door Operator
- Bathroom Build Out
- Office
- Fire Protection Systems
- Use Your Imagination

All specifications and prices are subject to change

About us: Vail HangAir, LLC develops, sells and leases aviation hangars on a build to suit basis. We are developing hangars at the Eagle County Regional Airport (KEGE) which serves the resort communities of Vail and Aspen, Colorado. Vail HangAir is constructing the first phase of approximately 90 private hangars. The hangars will have a 40 year ground lease (30 years with two 5 year options to renew).

Contact Pam Beaudin at Vail HangAir, LLC

970-926-4949



AVAILABLE FOR IMMEDIATE OCCUPANCY

<u>Hangar Type</u>	<u>Hangar Size</u>	<u>Unit</u>	<u>Area</u>	<u>Door Opening</u>	<u>Sales Price</u>
Corporate I	50 x45 Box	B-1	2,250	49'4" x 14'0"	Sold
Corporate I	50 x 45 Box	B-2	2,250	49'4" x 14'8"	Sold
Corporate I	50 x 45 Box	B-3	2,250	49'4" x 15'4"	\$255,000

FALL 2010 CONSTRUCTION OPPORTUNITIES

<u>Hangar Type</u>	<u>Hangar Size</u>	<u>Unit</u>	<u>Area</u>	<u>Door Opening</u>	<u>Sales Price</u>
Executive I	42' Oversized Tee	A-1	1,229	41'6" x 12'0"	\$136,400
Executive I	42' Oversized Tee	A-2	1,449	41'6" x 12'0"	\$160,900
Executive I	42' Standard Tee	A-3	1,071	41'6" x 12'0"	\$118,900
Executive I	42" Standard Tee	A-4	1,071	41'6" x 12'0"	\$118,900
Executive I	42' Standard Tee	A-5	1,071	41'6" x 12'0"	\$118,900
Corporate II	60 x 60 Box	TBD	3,600	58'0" x 20'0"	\$399,600
Corporate III	75 x 75 Box	TBD	5,625	72'0" x 22'0"	\$624,375
Special Design	80 x 80 Box	TBD	6,400	TBD	TBD

Vail HangAir, LLC
Phase 1-A
Eagle County Regional Airport

For more information please contact Denis or Pam Beaudin at 970-926-4949 or email info@vailhangair.com

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