

AVAILABLE

44760 COCKPIT COURT

HANGAR C
DULLES INTERNATIONAL AIRPORT
DULLES, VA



PROPERTY FEATURES

- + 20,000 square feet; 6,872 SF office space
- + 28' door clearance
- + Built in 1991
- + Thermal windows in aluminum frame
- + 100% heated and fan cooled
- + One (1) passenger elevator
- + One (1) four (4) ton crane
- + Foam fire suppressant system
- + 22 parking spaces, unreserved, plus covered spaces and security gate



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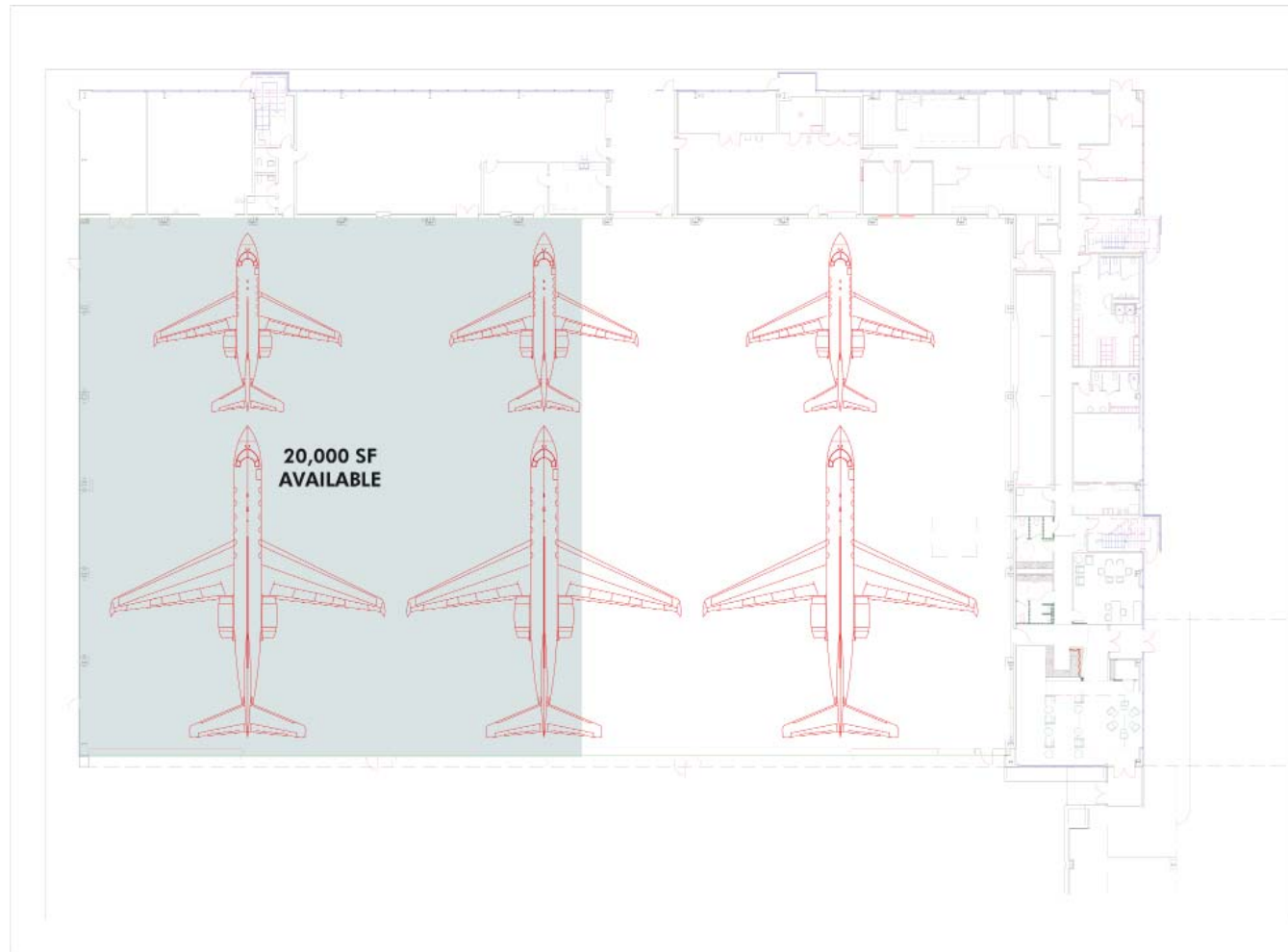
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DULLES, VA



BUILDING PLAN



HANGAR ADVANTAGES

- + High level of privacy and security
- + Runway length - 11,500 feet
- + Low congestion
- + Control Tower
- + Expiration June 30, 2022
- + Use of 4 ton crane, air compressor & equipment
- + Security fencing and automatic gates
- + Convenience to have aircraft fueled and serviced at the hangar
- + Use of 90,000 SF of exclusive ramp-space
- + Major airport passenger services (hotel, limo & car rental)



BUILDING PHOTOS



FOR SALE 44760 COCKPIT COURT

DULLES, VA



PROPERTY LOCATION

- + Located at Dulles International (IAD), this world class corporate aircraft hangar offers an excellent opportunity for a corporation looking to base its aviation operation at one of the region's major transportation hubs.



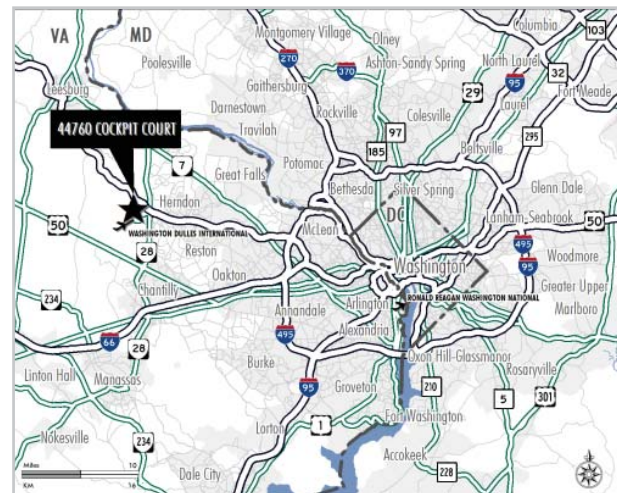
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