

Own the Ultimate Toy Box

Hangar 7

Offered at \$799,000.

2017 NORTH MARSHALL AVENUE • EL CAJON, CA 92020

SAN DIEGO COUNTY



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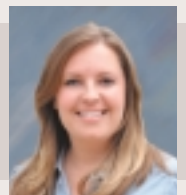
**GREER
&
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The Greer & Preston Team:



Speer Hangars

A Unique 23 Individual Hangar Community

Nothing like it in the whole country!



FOR SALE: HANGAR 7

2017 North Marshall Avenue
El Cajon, CA 92020
San Diego County (Gillespie Field)

HANGAR 7, SUBLEASE SPEER HANGAR OWNERS ASSOCIATION (SHOA)

An Incredible Venue for Special Events!

GILLESPIE FIELD-SPEER HANGARS OWNERS ASSOCIATION:

- Direct Access to Taxi Way "D"
- Housing – Occasional Crew Quarters
- Land Lease with Speer Hangar Owners Assn. (SHOA) thru-2030 County of San Diego
- Operating expenses estimated \$1200/mo Including-HOA Land Lease-Taxes, Insurance, Utilities (Liability Insurance Coverage is Obtained Under Plane/Coverage)



2017 NORTH MARSHALL AVENUE – HANGAR 7 DETAILS AND SPECIFICATIONS:

- **BUILDING IMPROVEMENT:** Two Story – 6287 Square Feet
- **BUILDING BAY FOOTPRINT:** 50 FT Wide - 56FT Depth – 12 Height Clear
- **HANGAR DOOR OPENING:** 48.8 Ft Wide - 12' 10" Ft Height
- **INTERIOR PLANE PARKING CAPACITY:** Up to 2 – 3 Planes Depending on Layout/Size
- **PERSONAL AUTO PARKING:** Interior OK, Plus One Exterior Space on Ramp
- **GUEST PARKING :** Additional Spaces Outside Security Gate
- **LOWER LEVEL POWER:** Equipped With 3 Phase 220 Volts Supporting Maintenance Area and Upstairs
- **HANGAR DOORS:** Manual Rolling Doors
- **HANGAR SHELL:** Manufactured By Erect-A-Tube with 26 ga. Kynar Coated Rib Sheeting
- **ROOF STRUCTURE:** Cold Rolled Steel Beams
- **ALARM SYSTEMS:** Hard Wired Security Alarm and Fire Alarm - With Heat Detectors
- **CABLE/DSL/ELECTRICAL:** Prewired for Sound and Communications Throughout
- **FIRE PROTECTION BETWEEN FLOORS:** 1 Hour Fire Separation *Per Code*
- **HANGAR IMPROVEMENTS:** Renovations Completed December 2006
- **LAND LEASE INCLUDES:** Hangar 7 Building Foot Print and Ramp Access
- **DEVELOPMENT OPENING:** Speer Field Opened in 2000



LOWER LEVEL:

Art Deco Style Hangar with space able to accommodate 2 to 3 planes

North Facing, Rolling Hangar Doors

Separate East Facing 10' Wide x 9' High Sectional Door

Extra Shelving - Open Storage Near Door

Wiring for Stereo, DSL and Cable Throughout

Specialty Lighting Throughout



LOWER LEVEL *Continued:*

South Bay and West wall Workshop with Exterior French Doors

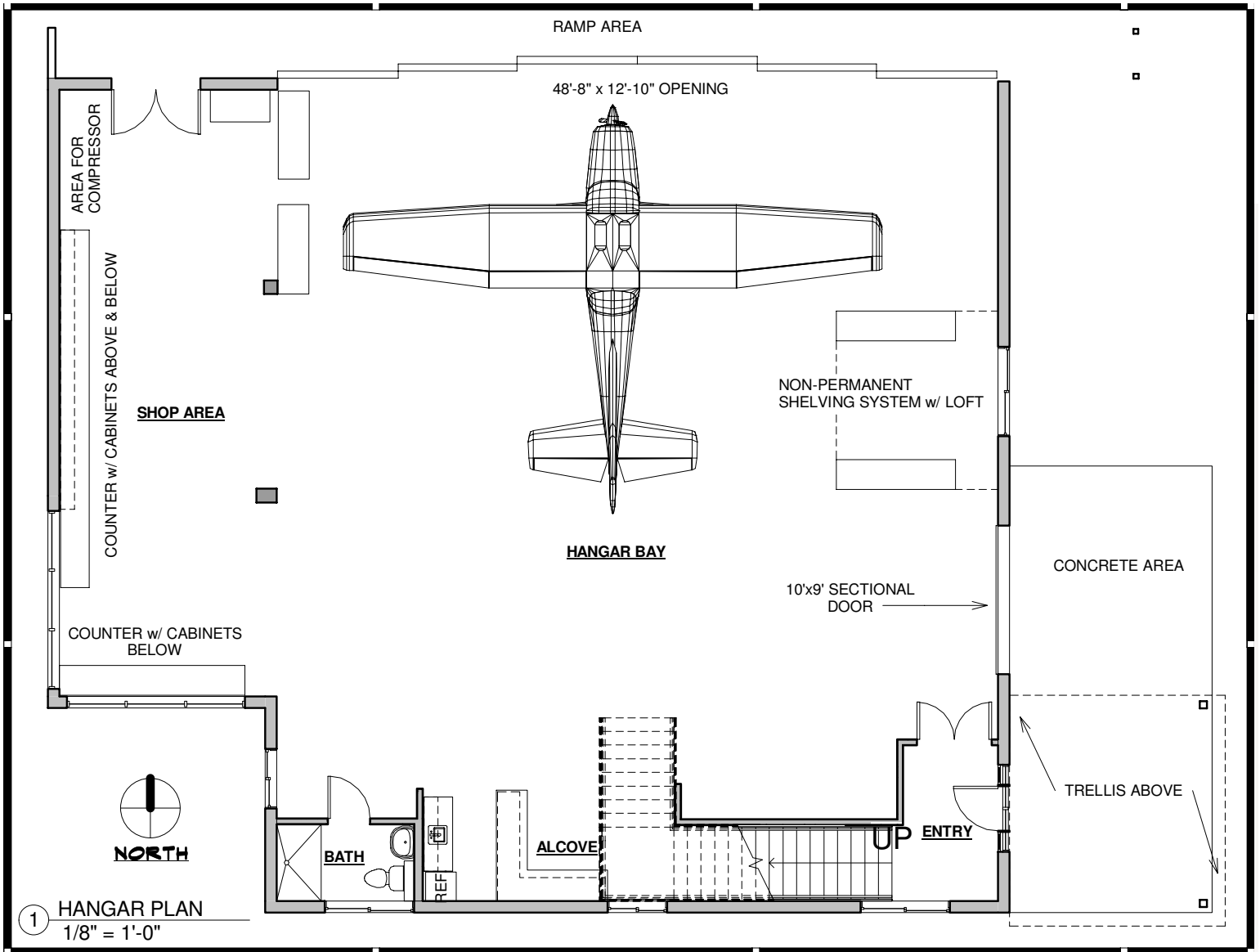
14 x 42 Workshop Area – Wall of Storage Cabinets and Counter Tops

ADA Bathroom with Shower Included in Workshop Space

Upper Level First Floor Storage Area outside of Bath...

Extra Shelving - Open Storage Near Door

Wiring for Stereo, DSL and Cable Throughout



HANGAR 7 LOWER LEVEL FLOOR PLAN





UPPER LEVEL:

Incredible Entertaining/Sport Room

Full Custom Service Bar

Full Service Catering Kitchen

Occasional Crew Quarters with Separate A/C

Views - In All Directions and 360 From Top
Stairs Observation Room and Catwalk

Dual Pane Windows/Doors Throughout

Specialty Lighting Throughout



UPPER LEVEL *Continued:*

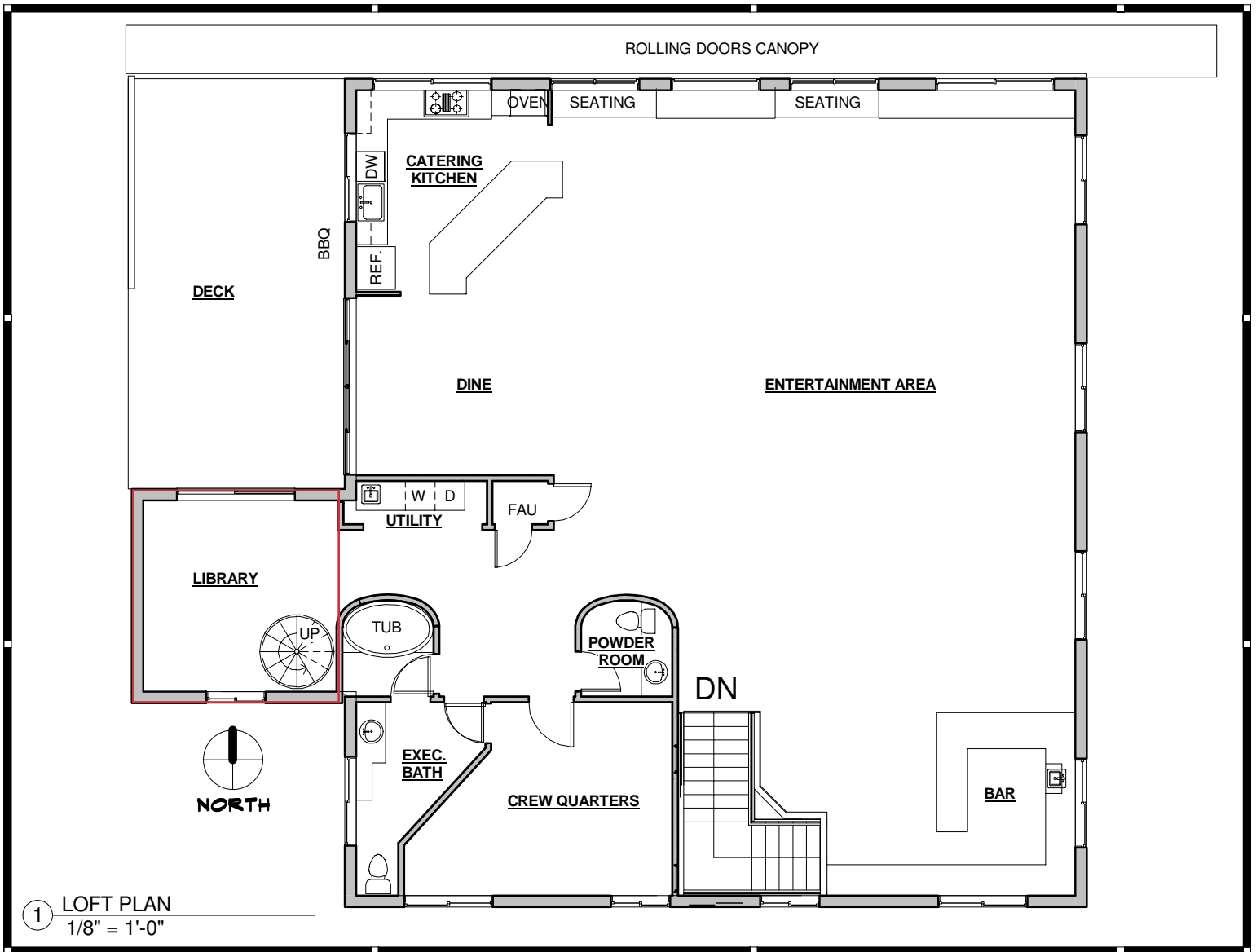
**Spacious Exterior 28 x 14 Deck Facing West
Off Kitchen**

**Executive Office, With Study and Circular Stair
Case to Observation Room**

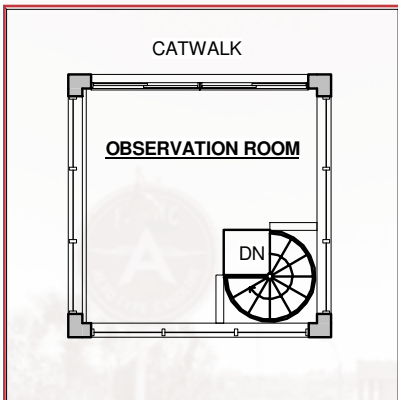
Wiring for Stereo, DSL and Cable Throughout

**Upstairs Floor Load Calculations are Built to
Commercial Use Codes**

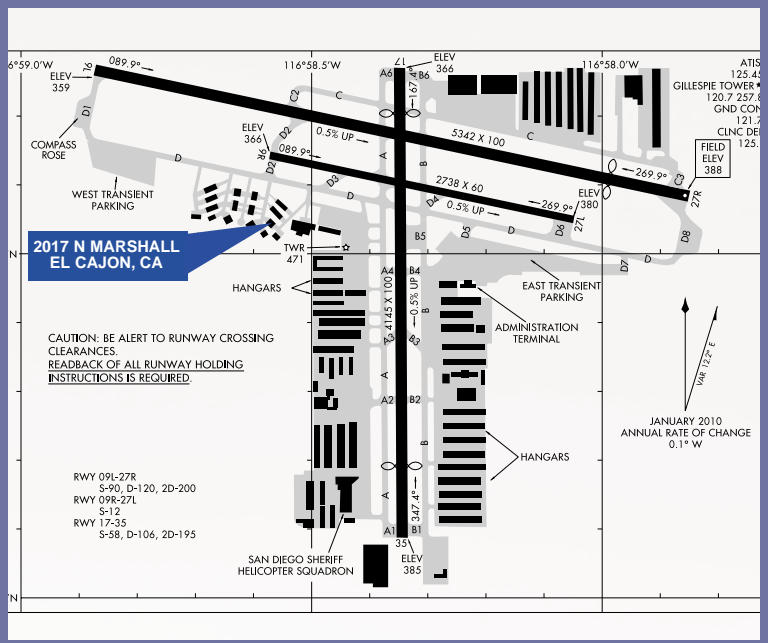
**North East Window Area Prepped and Prewired
for Future Addition of Elevator**



HANGAR 7 UPPER LEVEL FLOOR PLAN



HANGAR 7 TOWER FLOOR PLAN



GILLESPIE FIELD

El Cajon, CA 92020
San Diego, County

AN FAA CONTROLLED FACILITY













SERVICES:

- Full Service Airport
- Avionics
- AV-Gas & Jet Fuel on Field
- Engine Maintenance Shops
- FAA Staffed Tower 7:00am – 9:00pm

*Within minutes of most major attractions,
distinguished neighborhoods and
downtown San Diego.*



Distance to Some Major Destinations

	LOCATION	MILES	MINUTES
	LA JOLLA	19.6	23
	UCSD CAMPUS	18.6	23
	SORRENTO VALLEY-BIO TECH AREA	17.4	20
	CHARGES QUALCOM STADIUM	10.8	19
	PADRES PETCO PARK	16.9	20
	DOWNTOWN SAN DIEGO	17.6	23
	SAN DIEGO ZOO/BALBOA PARK	18.7	22
	SAN DIEGO AIRPORT/BAY	19.7	24
	HOTEL DEL CORONADO	21.4	29
	SEAWORLD	19.2	22
	SAN DIEGO WILD ANIMAL PARK	31.8	33
	VIEJAS CASINO	16.8	21

Frequently Asked Questions:

HOW IS THIS FACILITY DIFFERENT FROM RENTING A HANGAR AT ANY OTHER AIRPORT?

This unique Hangar ownership is rarely available. Instead of renting, you own your hangar. All appreciation in the hangar value over time will benefit you directly if you choose to resell or lease your hangar in the future. Because you own your hangar, you may configure the interior however you see fit. This hangar is already built with high end finishes, but you can customize it for your own needs with an additional office, an elevator, custom floors. . . the possibilities are endless.

HOW IS TITLE TO MY HANGAR HELD? DO I OWN THE LAND?

You are purchasing a "Condominium Leasehold Interest" in the property. This gives you title to your hangar building areas and a leasehold ownership of your part of the underlying land for the duration of the Ground Lease. The land is held through 2030 through a master ground sublease from Speer Hangar Owners Association (SHOA). The owners may negotiate a new lease with the airport at the end of the lease term. However, there are no guarantees of lease renewal after the lease term expires. If the lease is not renewed, the buildings will be taken over by the Airport and the hangar owners may or may not be given an option to remain in their spaces as tenants. If the option to become tenants is not given, then all occupants will be required to vacate the facility. This is the most common scenario in hangar ownership across the nation. The length of this term exceeds the length of time that most of us will be flying, and likely gives the Owners the option to sell their hangars to two more generations of aviators.

WHERE DO I BUY FUEL?

Fuel is available through Golden State Aviation and Safari Aviation. Fuel trucks will come to the hangar.

HOW ARE THE LEASE PAYMENTS/UTILITIES HANDLED?

The following fees/payments are are paid through SHOA:

- Ground Sub - Lease
- Water & Sewer
- Common Area Maintenance (sweeping, striping, crack sealing, etc.)
- Electricity for Common Areas
- Dumpster Service
- Maintenance Reserve (a fund for future major improvement projects)
- Legal
- Operating Reserves
- Landscape Maintenance

All other utilities are paid directly to the utility provider. (electricity, security system, DSL/cable)

Hangar owners are responsible for adequately insuring their aircraft, personal items and any improvements that have been made to their hangar.

Property taxes for the hangar and improvements are the responsibility of the hangar owner.

MAY I WORK ON MY AIRCRAFT IN THE FACILITY?

Yes. Owners are permitted to perform any maintenance that is allowed under FAR Part 43. A&P mechanics may also work on aircraft in the hangar, so long as limitations are understood regarding hazardous maintenance and materials storage. Painting may not be performed in the facility.

MAY I WASH MY PLANE IN THE HANGAR?

Wet washing is not permitted inside the hangars as there are no floor drains. You may use the approved airport wash rack for wet washing. You may use any "dry" cleaning process in your hangar.