



MRB SOUTH - EXECUTIVE HANGAR

254 AB PARKS DRIVE PROPERTY

The executive hangar at MRB South offers 24,000 square feet available for lease, with approximately 3,600 square feet of that consisting of shop or office wing. Conveniently located in proximity to Washington, D.C., this opportunity is ideal for aviation related businesses such as corporate flight departments, Department of Defense contractors, or Maintenance, Repair, and Operations (MROs). The hangar includes provisions for high security and privacy, parking, snow removal, discounted fuel, and more. With approximately 19,800 square feet of hangar space, 7 offices, 5 shops, shower, and food prep area, MRB South has everything your aviation related business needs!

UTILITIES

Electric Service Provider: Potomac Edison
Proximity to Power Line: 1 mile to main/substation
Voltage: 277/480
3 Phase Power Available: Yes
AMP: 3000
KVA: 750
Natural Gas Service Provider: Mountaineer Gas Company
Proximity to Gas Main: Along road at the site
Natural Gas Line Size: 6 in
Natural Gas Pressure: 60 psi

Water Service Provider: Berkeley County Public Service Water District
Proximity to Water Main: Water main fronts property
Water Line Size: 12 in
Wastewater Service Provider: Berkeley County Public Service Sewer District
Proximity to Wastewater Main: On property
Wastewater Line Size: 8" gravity
Fiber Available in the Area: Yes
Cable Available in the Area: Yes
DSL Available in the Area: Yes

TRANSPORTATION

Nearest Interstate: I-81
Distance to Interstate: 1.5 miles
Within Close Proximity to Airport: Yes
Interstate Exit: 8
Nearest General Aviation Airport: on-site
Nearest Commercial Airport: Washington-Dulles Intl (IAD)
Distance to Airport: 48 miles

ENVIRONMENTAL

Flood Hazard Comments: Located outside of 100-year floodplain

SITE DETAILS

Tax District: 01-Arden
Tax Parcel ID: Map 15, Parcel 0024

REMARKS

- The airport restricts the use of the property to "Aviation Related".
- Structure is built under IBC 2003 building code and NFPA 409 fire code for hangars
- Monitored fire alarm system serves entire building

PROXIMITY TO MAJOR COMMERCIAL AIRPORTS

- **48 drive miles** to Washington-Dulles International Airport (IAD)
- **78 drive miles** to Reagan Washington National Airport (DCA)
- **90 drive miles** to Baltimore-Washington International Airport (BWI)

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PROPERTY DETAILS

Located in City Limits: No
Zoning: No County-wide Zoning
Total Building sq ft: 23,500
Available sq ft: 23,500
Acres: 6
Available Hangar sq ft: 20,000
Available Office sq ft: 3,500
Hangar Ceiling Height Min: 29.5 ft
Hangar Ceiling Height Max: 33 ft
Building Expandable: Yes
Additional Acres Available for Development: 7 acres available for lease contiguous
Year Built: 2006
Floor Composition: White epoxy over 8" - 4,000 psi concrete floor with #4 rebar 12" on center
Wall Composition: Metal
Roof Composition: Single ply membrane on R-19 fiberglass with vinyl backing
Column Spacing: Clear span
Sprinkler System: Yes
HVAC: York heat pump serves office space, gas infra-red tubular heating system serves hangar
Lighting Type: Metal halide
Loading Docks: No
Drive-In Doors: Yes
Number of Drive-In Doors: One 14' wide x 10' high, 135' wide and 28' tall hangar door
Number of Parking Spaces: 43 spaces + 2 handicap spaces
Former Tenant: Corporate hangar

AVAILABILITY

For Lease: Yes
Lease Price: Negotiable
Date Property Available: Immediately