

Aviation Hangar FOR LEASE

BENT WING FLIGHT SERVICES KFHB



**Fernandina Beach, FL
32034**

FOR LEASE

Property Highlights

- 10,675 sq/ft. hangar.
- Featuring a 80' wide | 26' clear height hangar door powered by Higher Power hydraulic doors .
- 6 outdoor uncovered surface parking spaces (one of the spaces is ADA).
- 3 enclosed car garage spaces. Use is based on their availability.
- The hangar is wired for use of an electric GPU. Bent Wing FBO has an electric GPU that can be rented for use at the hourly rate.
- The hangar features a flight prep kitchen with a refrigerator. A laundry room has a stackable washer and dryer.
- FHB has three active runways (04/22, 09/27 and 13/31) along with three RNAV Instrument Approaches (04, 22, and 13).



ABSOLUTE
INVESTMENT & REALTY SERVICES

Florida
Affiliate of **APN**
AVIATION PROPERTY NETWORK

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680 AIRPORT ROAD



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A large industrial building with a blue and white facade and a dark asphalt parking lot. The building has a high, gabled roof and a large blue section. The parking lot is dark and has some yellow and red markings. The sky is overcast.

SECTION I

PROPERTY INFORMATION

PROPERTY SUMMARY

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Property Summary

Price:	Call
Term:	3- Years
Building SF:	10,675
Occupancy:	Single or Shared
Hangar Door Width:	80'
Clear Height:	26'
Hangar Door:	Higher Power Hydraulic
Ramp space:	30,000 SF+/-
Year Built:	2024
Construction Type:	Metal
Floors:	Concrete Slab
Parking:	6 outdoor uncovered surface spaces, includes 1 ADA

Property Overview

Bent Wing Flight Services offers for lease their new bulk hangar. Available exclusive or shared. The hangar door is 80' wide and has 26' clear span. Perfect for a mid-size turbine or business jet. A three-year lease is required. Special jet fuel pricing with long-term lease.

Location Overview

Fernandina Beach Municipal Airport (FHB) resides on approximately 850 acres of property on Amelia Island, Nassau county, Florida. FBMA is located on Amelia Island approximately three miles south of the downtown historic district of Fernandina Beach and less than two miles from Amelia Island's beautiful beaches. FBMA also offers convenient access to Jacksonville, Florida approximately 25 miles to the south.

PROPERTY PHOTOS

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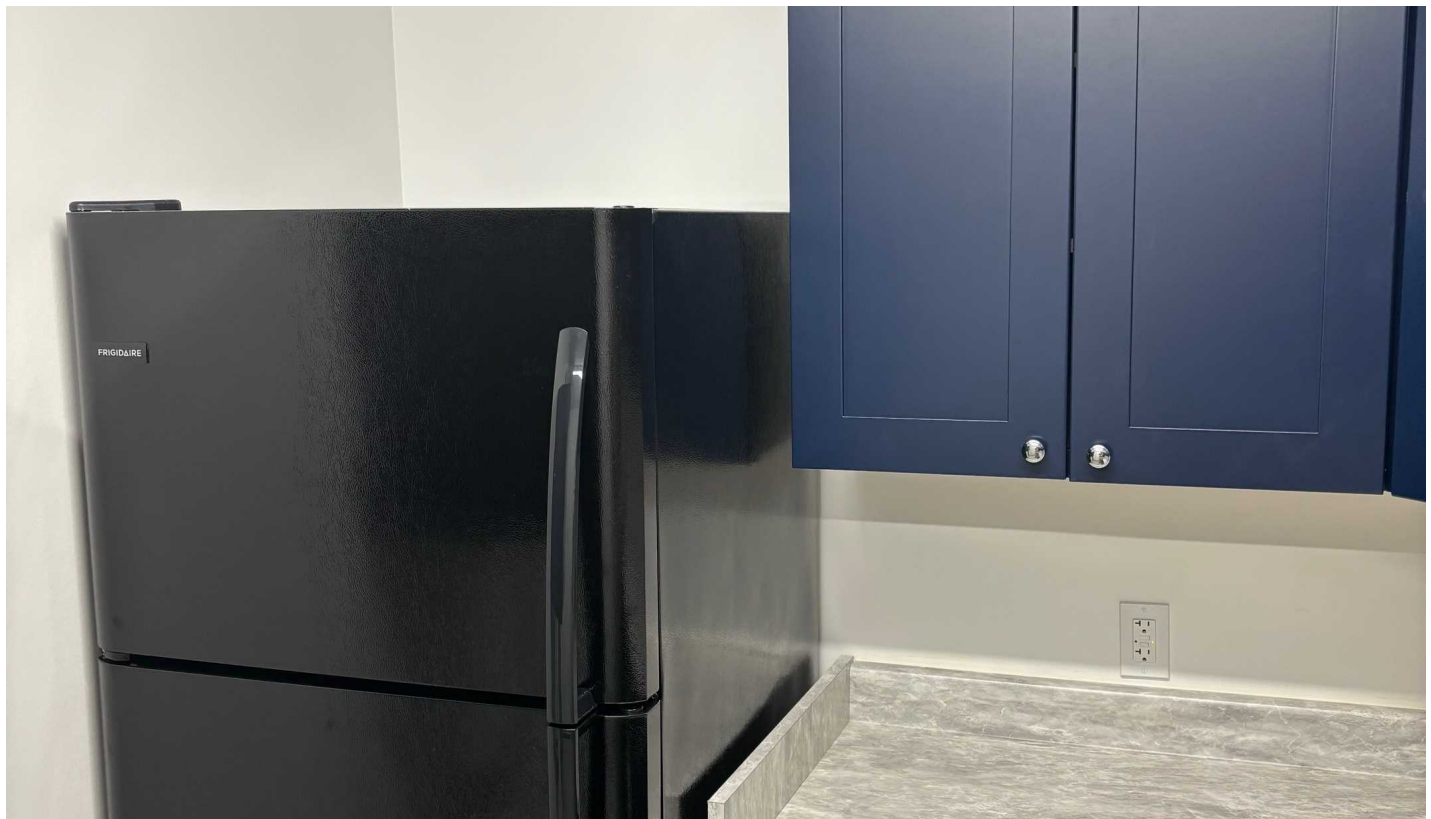


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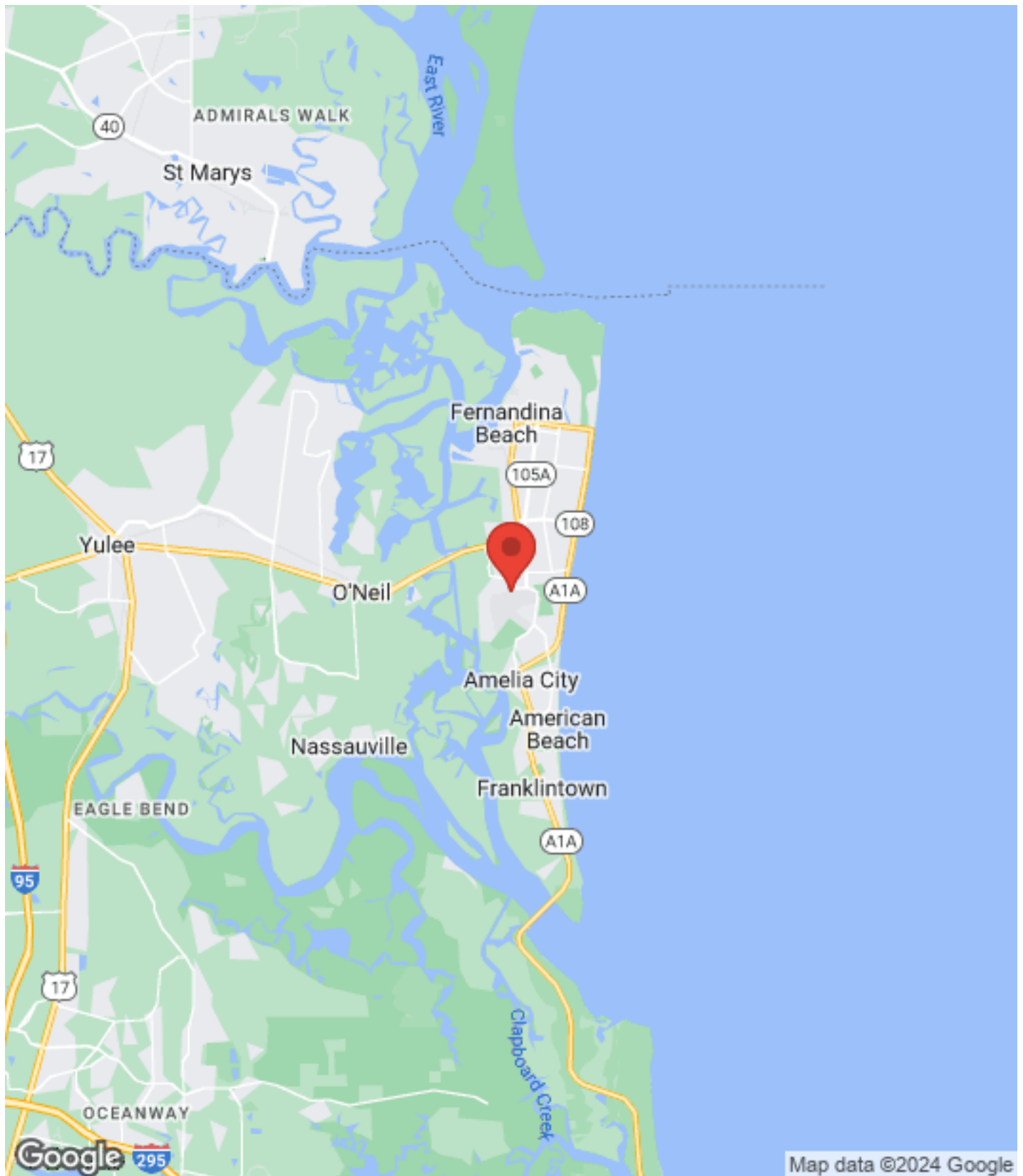
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REGIONAL MAP

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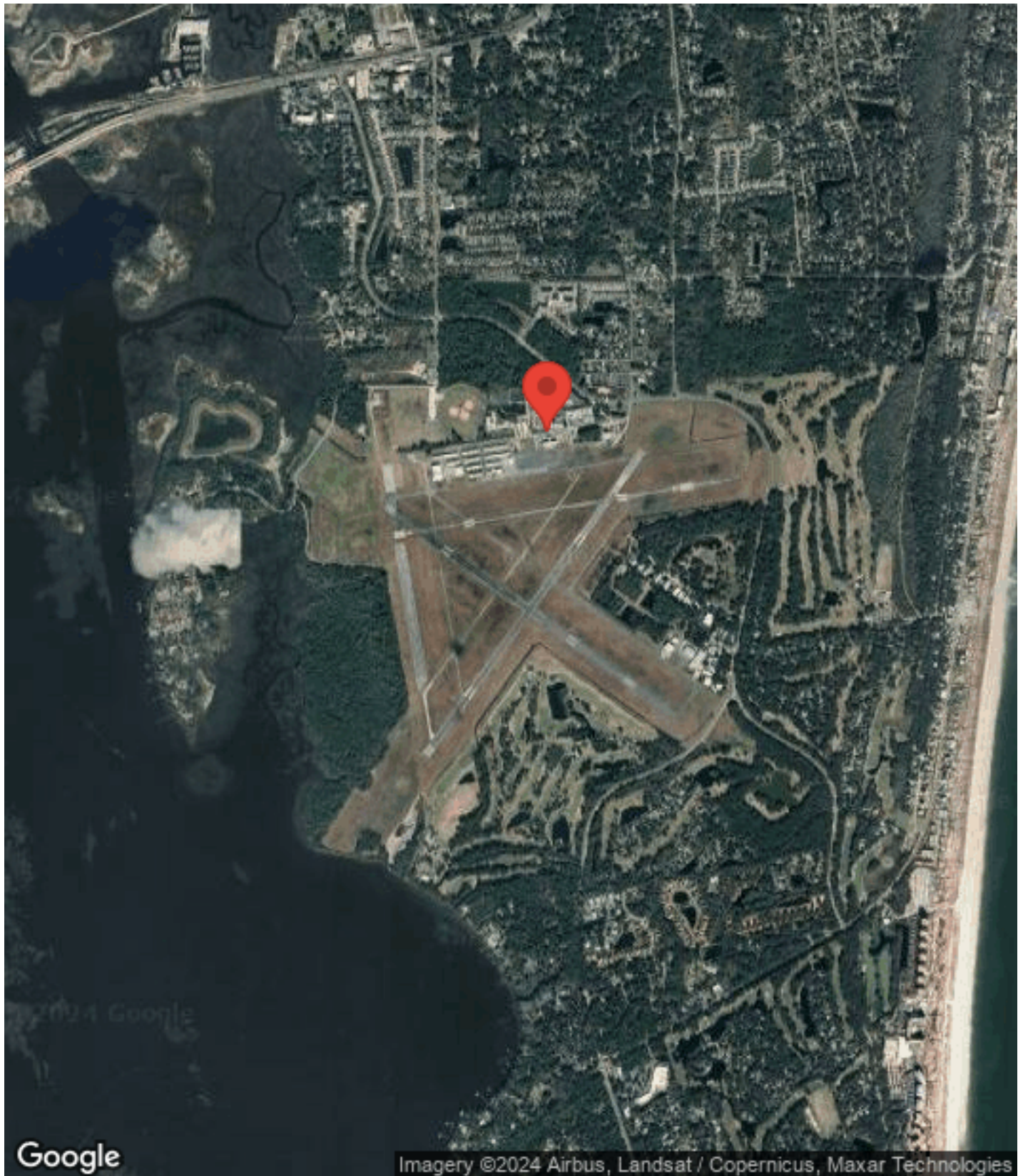


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AERIAL MAP

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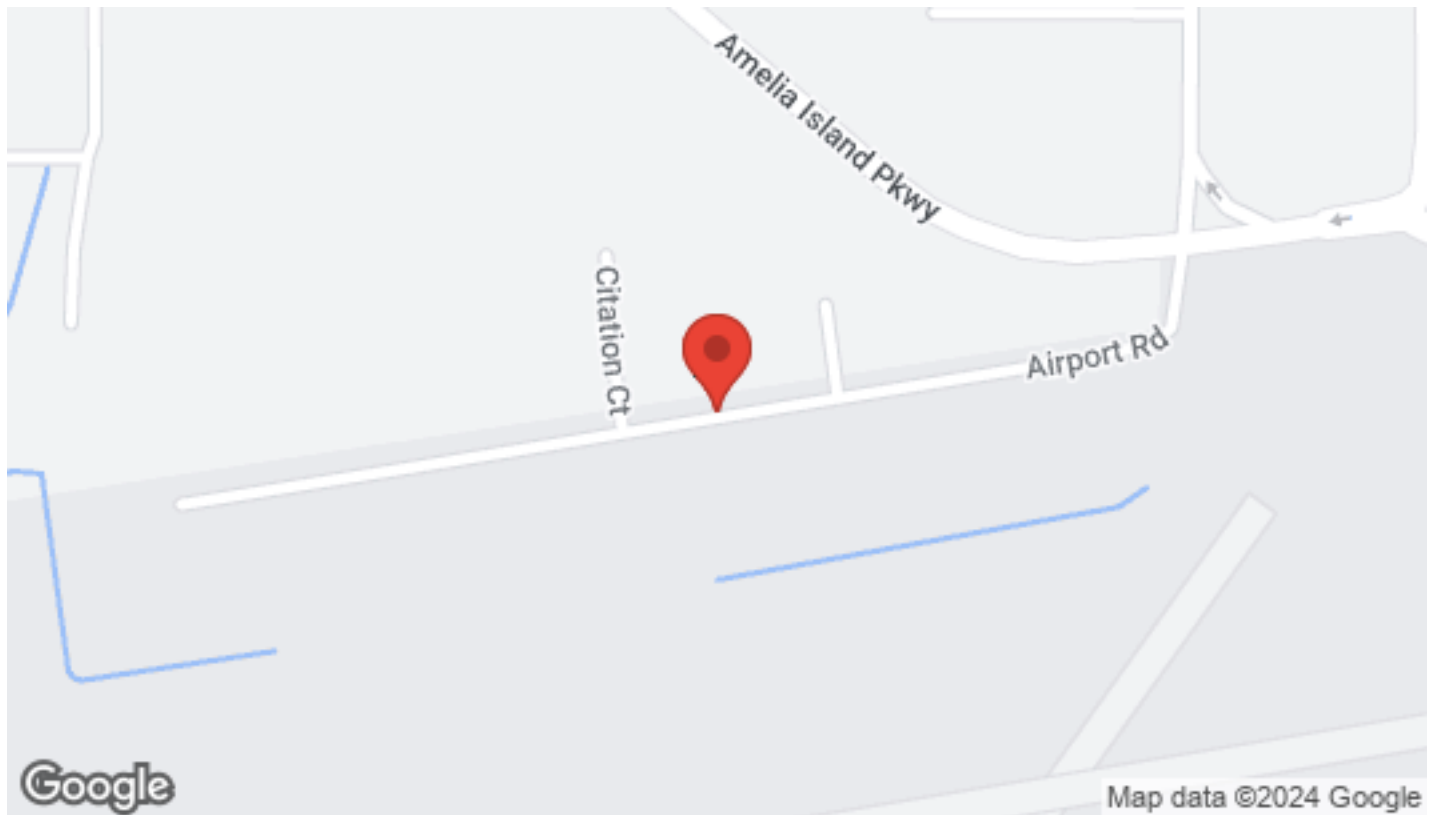
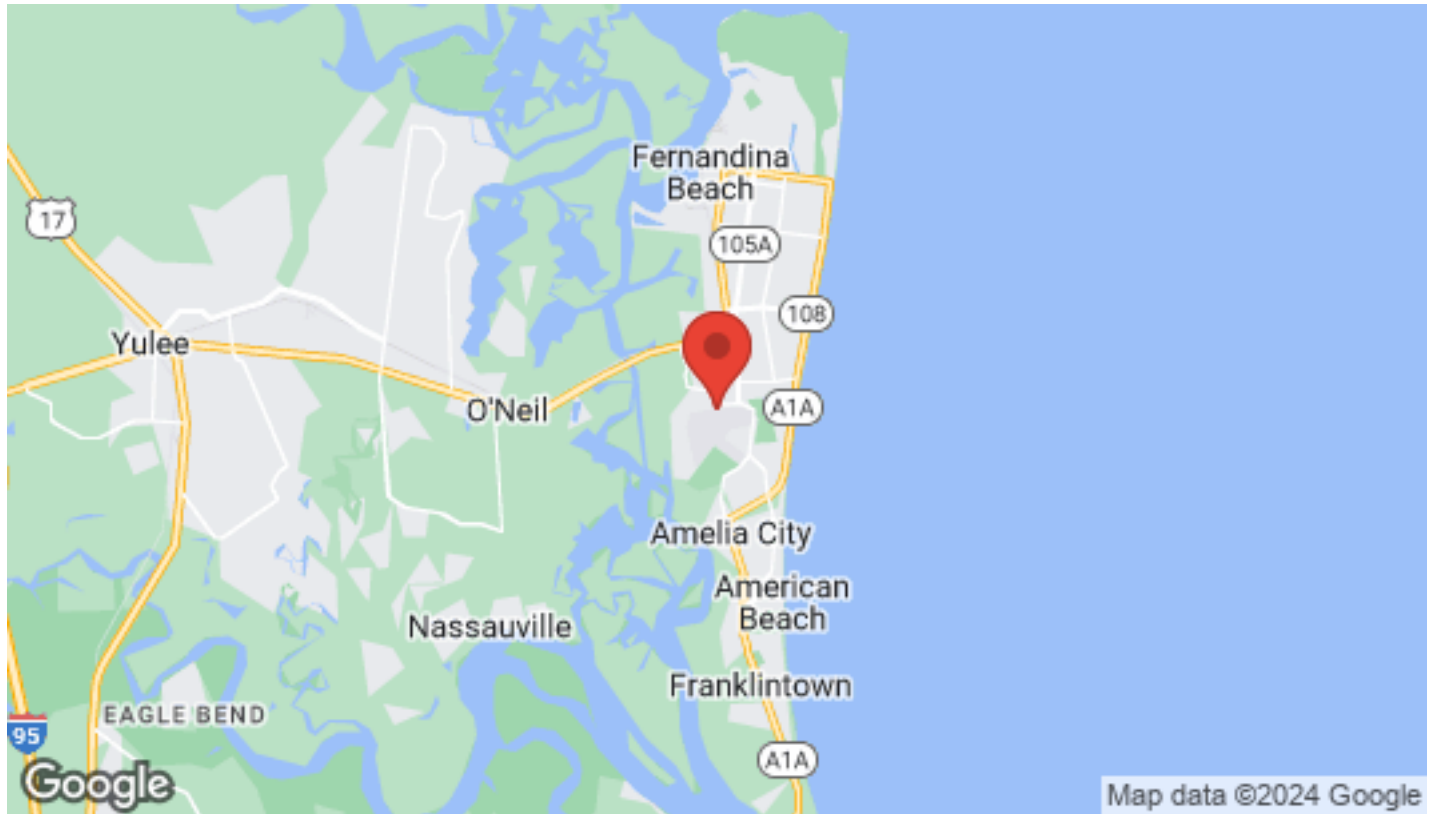


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LOCATION MAPS

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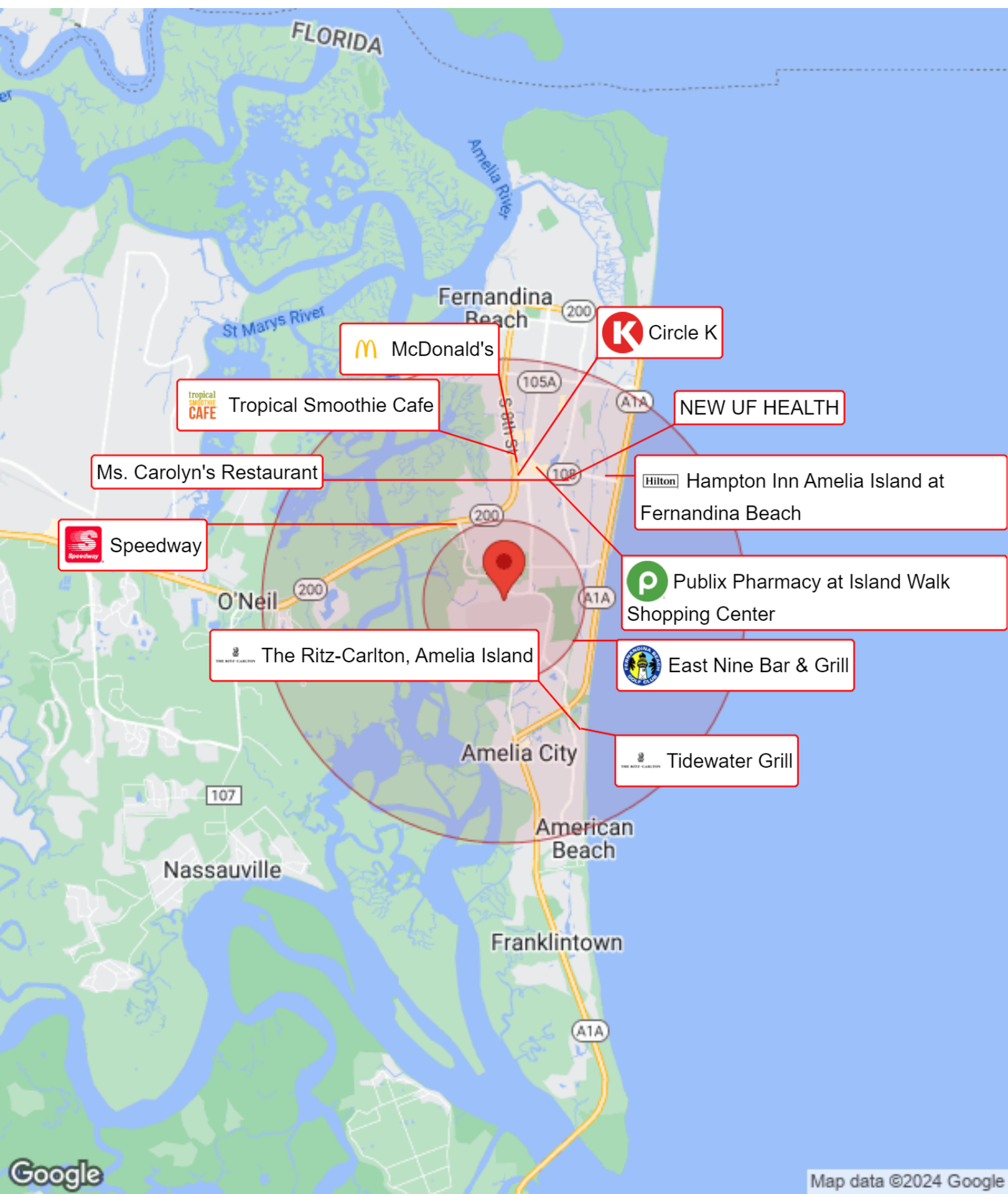


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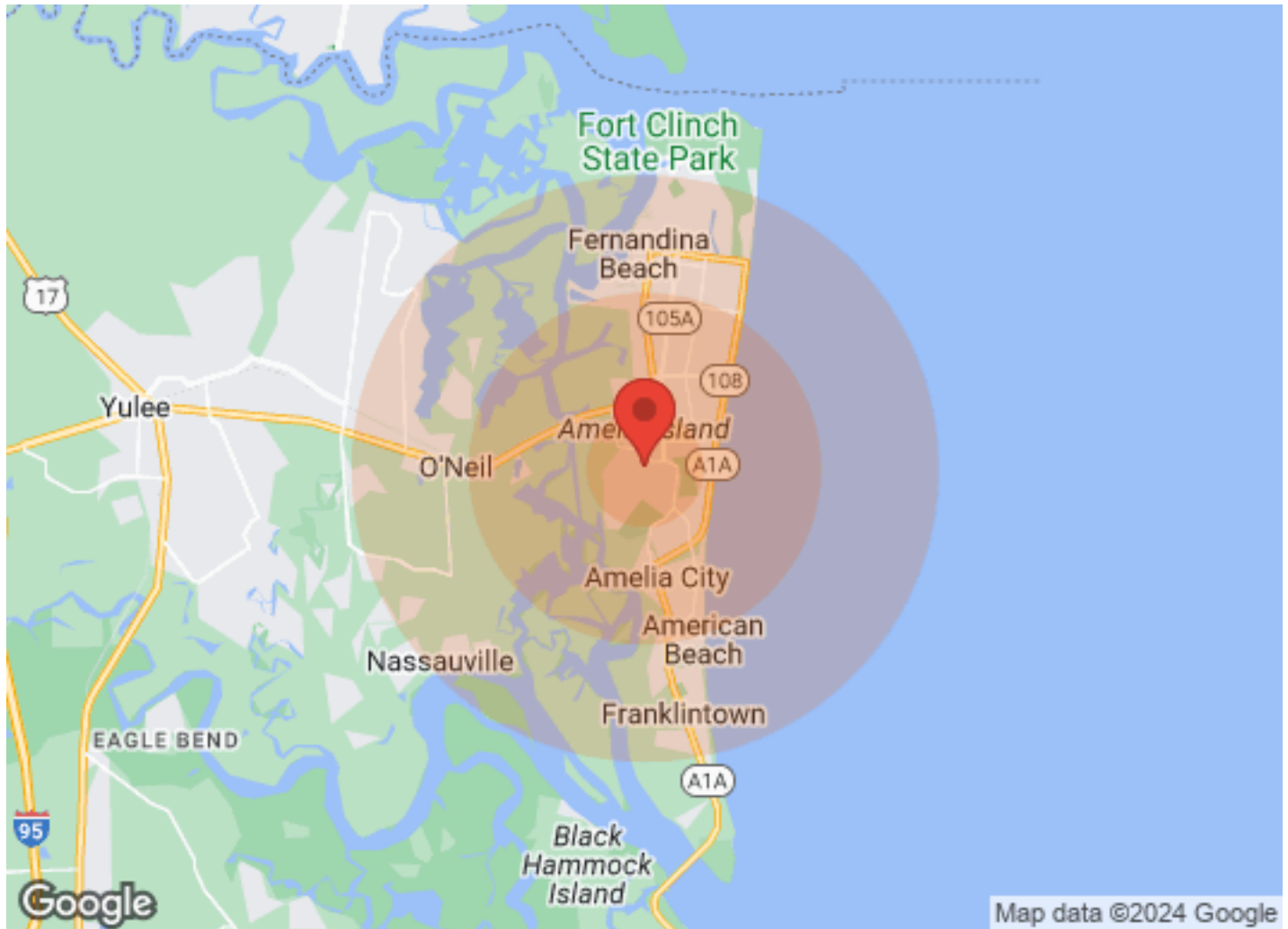
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,344	7,100	13,002	Median	\$70,857	\$69,568	\$66,541
Female	1,396	8,001	14,466	< \$15,000	105	617	1,405
Total Population	2,740	15,101	27,468	\$15,000-\$24,999	112	600	1,120
				\$25,000-\$34,999	71	544	1,003
				\$35,000-\$49,999	229	858	1,563
				\$50,000-\$74,999	133	1,124	1,992
				\$75,000-\$99,999	157	922	1,446
				\$100,000-\$149,999	224	1,038	1,855
				\$150,000-\$199,999	80	546	875
				> \$200,000	67	609	907
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	426	2,009	3,854	Total Units	1,375	8,941	16,436
Ages 15-24	266	1,393	2,743	Occupied	1,140	6,393	11,723
Ages 25-54	1,005	5,480	9,729	Owner Occupied	803	4,675	8,679
Ages 55-64	424	2,447	4,273	Renter Occupied	337	1,718	3,044
Ages 65+	619	3,772	6,869	Vacant	235	2,548	4,713
Race	1 Mile	3 Miles	5 Miles				
White	2,646	14,392	24,930				
Black	49	419	1,840				
Am In/AK Nat	N/A	10	32				
Hawaiian	N/A	2	8				
Hispanic	46	321	734				
Multi-Racial	32	392	988				

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