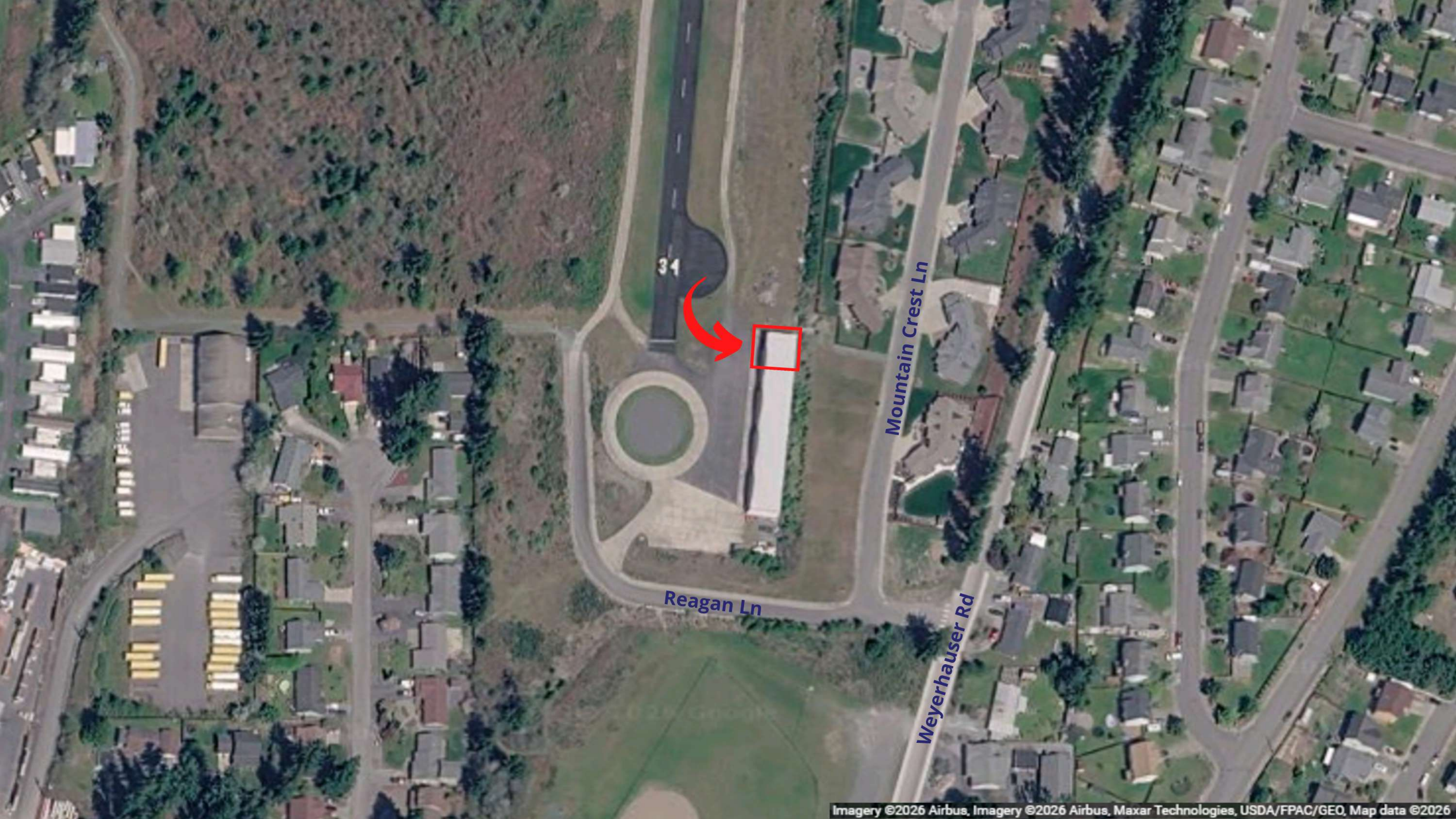




**163 Reagan Ln #4 & 5, Eatonville WA 98328**

**Swanson Field Airplane Hangar**



34

Mountain Crest Ln

Reagan Ln

Weyerhaeuser Rd



# Swanson Field Airplane Hangar

## **THE OFFERING**

### **Owner/User or Investment Property**

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Position your aviation or distribution/trade business for success with this highly functional, turnkey aircraft hangar. Designed with the owner-user in mind, this property offers the ideal blend of workspace, storage, and operational efficiency.

The hangar provides approximately 40.5' X 55' of clear-span space, complemented by a 13' X 42.5' powered hangar door perfect for accommodating a variety of aircraft, equipment, and other business uses. With front and rear access, Cat 5 wiring, and powerful gas heating, the space is well-suited for aviation services, maintenance operations, or a private base for your business.

A key advantage is the inclusion of adjacent customizable space, office space and client reception, workshop expansion, or additional storage—tailored to your specific business needs. Existing improvements include an updated office and bathroom, multiple flat-screen TVs, upgraded LED lighting, gas heating, fire suppression system, and an eight-camera security system—providing a secure and professional environment. Restroom has room to add shower, washer/dryer hook-ups already installed.

A rare opportunity for an owner-user to control their space, reduce overhead, and operate efficiently in a specialized aviation environment.

Buyer to verify all information to their satisfaction.



## Swanson Field Airplane Hangar

**2.5% SOC**  
**\$450,000**

### **DETAILS**

TOTAL SQUARE FEET	<b>2,505</b>
OFFICE SQUARE FEET	<b>264</b>
LAND AREA	<b>.070 Acres</b>
YEAR BUILT	<b>2011</b>
2025 TAXES	<b>\$2,437</b>
HANGARS	<b>1</b>
PARCEL	<b>901032-004-1 &amp; 901032-005-1</b>
HANGAR DIMENSIONS	<b>40.5' wide x 55' deep x 13' Door</b>

# Swanson Field Airplane Hangar

## **INVESTMENT HIGHLIGHTS**

### **BUILDING**

2,241 SF Hangar

264 SF Office

Great location in Eatonville

Powered 13' hangar door

Cat 5 wiring

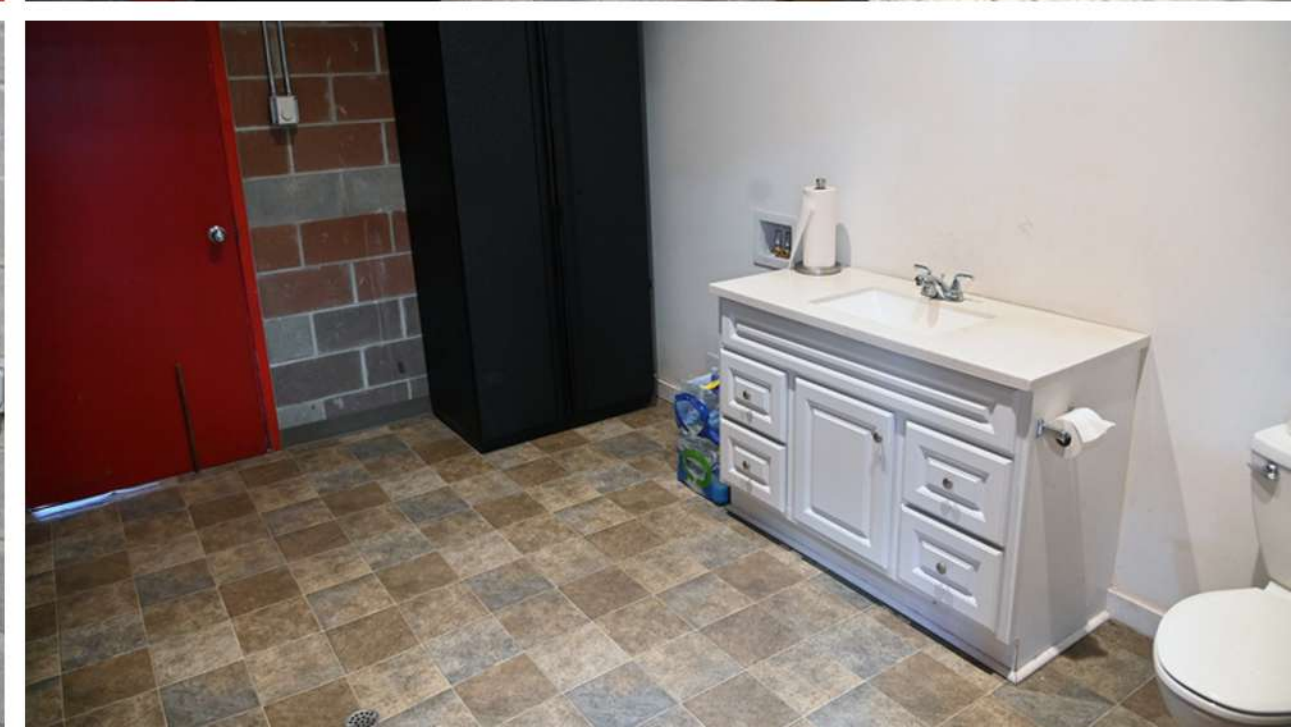
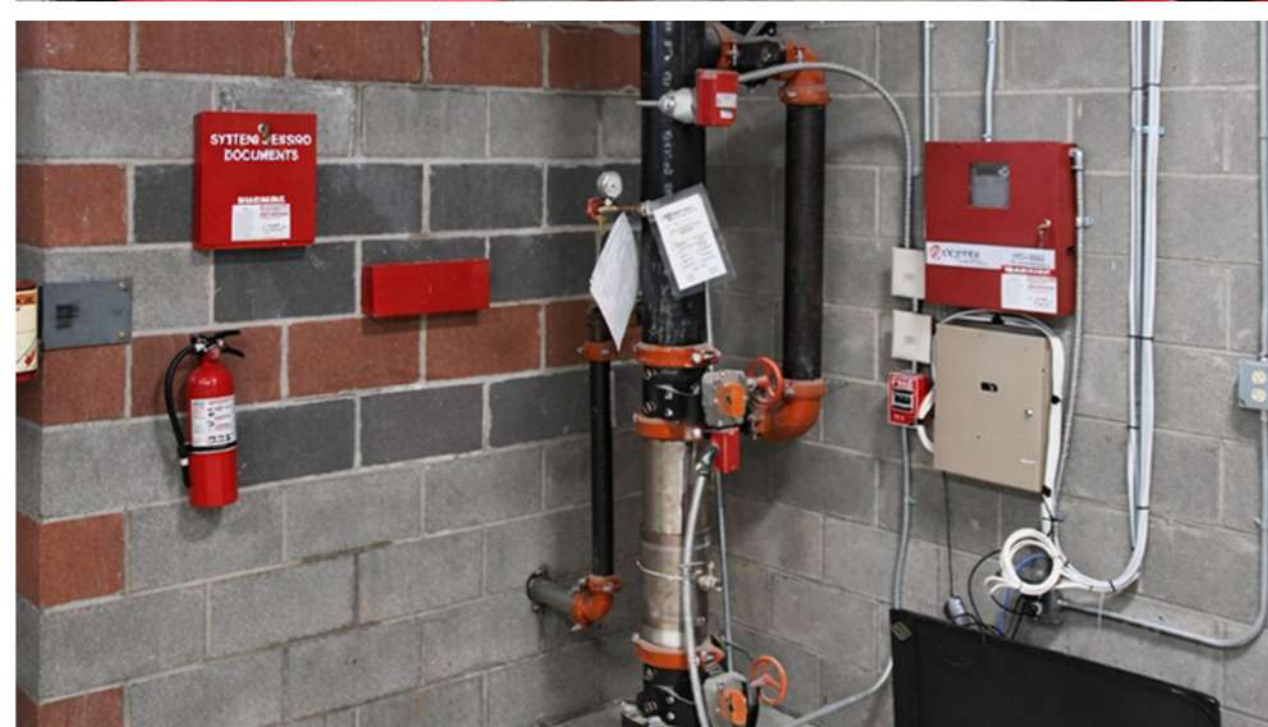
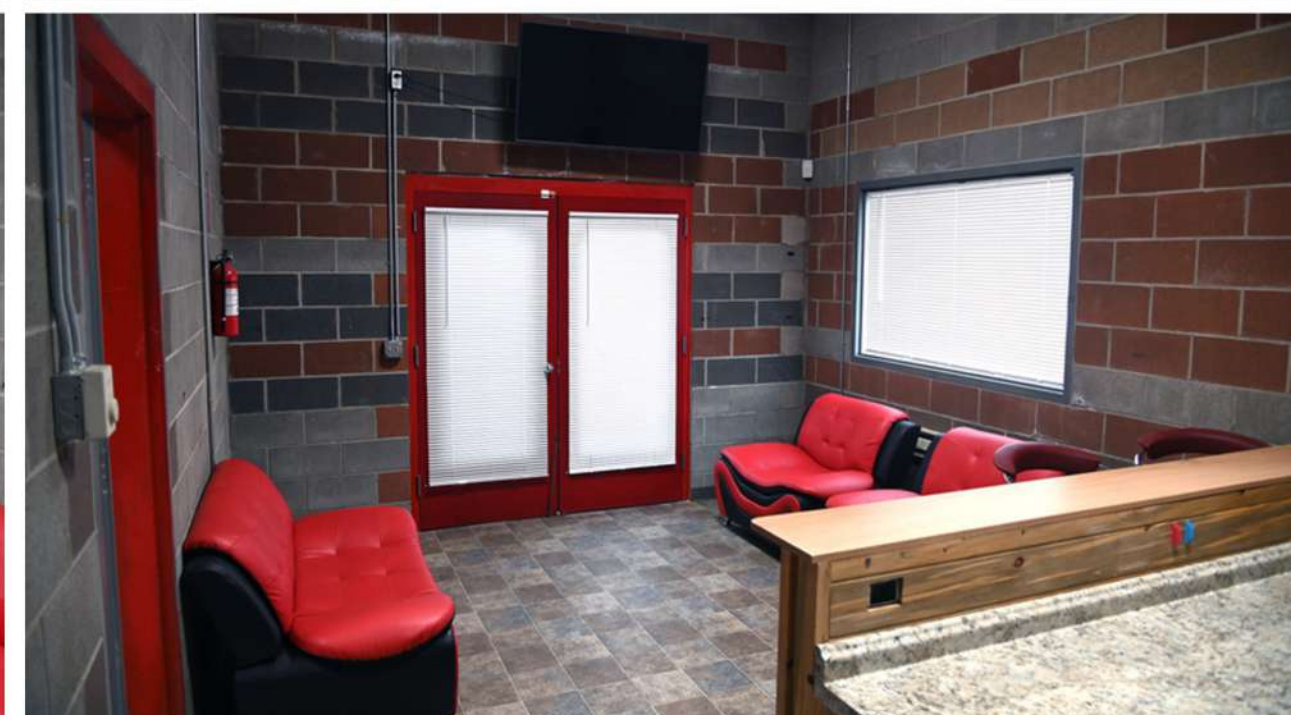
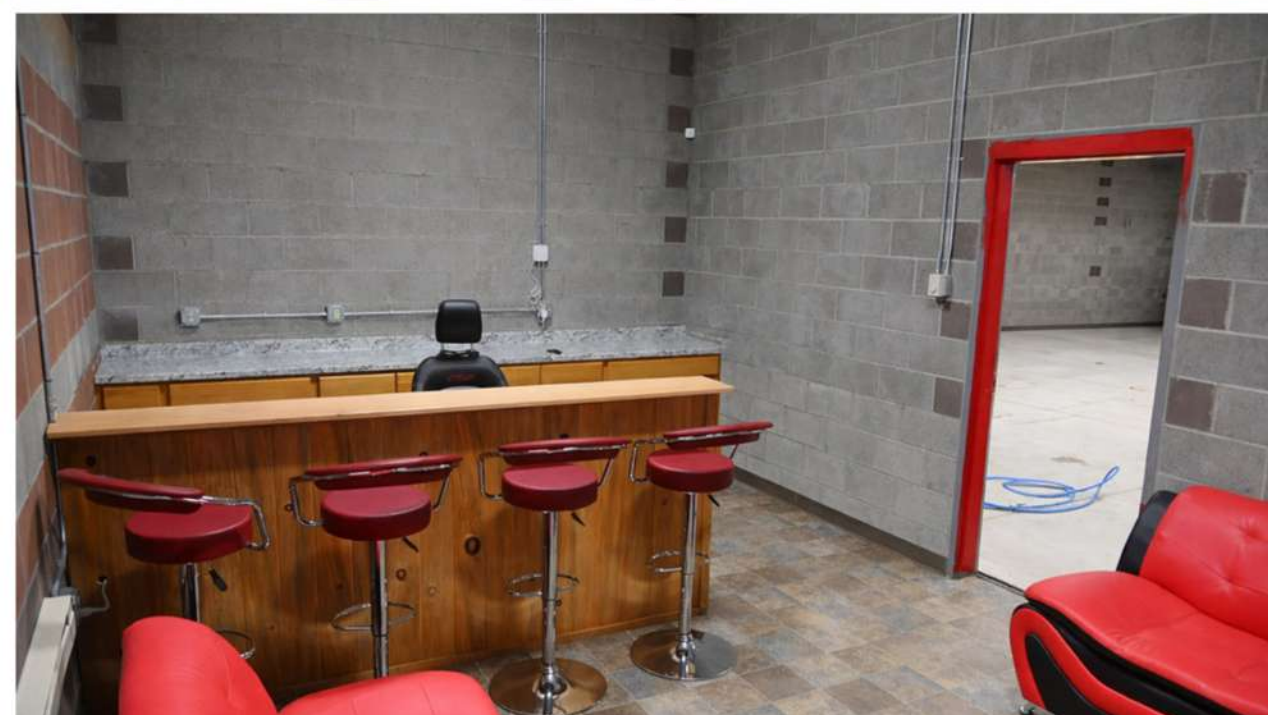
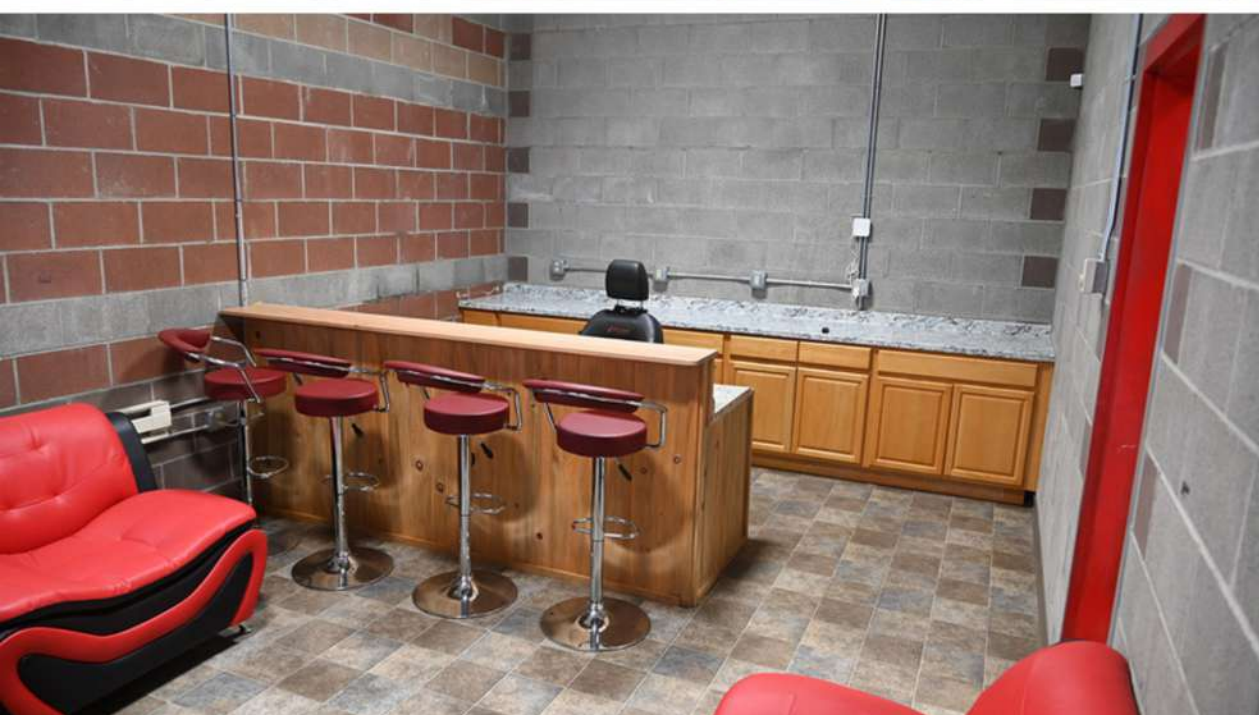
Gas heating

Private updated bathroom

Fire suppression system

24/7 security system with surveillance







**JR Poulsen**

[jrp@bprecommercial.com](mailto:jrp@bprecommercial.com)

253.380.5533(cell+text)

