



LEESBURG AIRPORT HANGAR COMPLEX

Twin-Unit Corporate Hangar | Leasehold Interest | KLEE

Leesburg, FL | Lake County | Central Florida

PROPERTY OVERVIEW

A rare opportunity to acquire the leasehold interest in a 14,952 SF Class S twin-unit corporate hangar complex at Leesburg International Airport (KLEE). Built in 2015, the facility features two independent, mirror-image hangar units, each with a 4,900 SF open-span bay and a fully appointed 2,576 SF mezzanine-level executive suite. Both units are vacant and move-in ready.

KEY FEATURES

- **Twin Hangar Bays**
Two 4,900 SF open-span bays with polished concrete floors
- **18' H x 60' W Electric Doors**
Accommodates business jets to large piston twins
- **Executive Mezzanine Suites**
2 x 2,576 SF suites — each with 3BA, full kitchen, offices
- **14,952 SF Total | Built 2015**
Class S construction with \$397K in recent renovations
- **Ground Lease**
~\$7,530/yr current rent — expires Oct 2043
- **KLEE — 6,300-ft Runway**
ATC tower daily, ~107K annual ops, persistent hangar waitlist

INVESTMENT HIGHLIGHTS

OWNER-USER FLEXIBILITY

Occupy both units for a large corporate flight operation, or use one and lease the other for operating income.

STRONG MARKET DEMAND

KLEE maintains persistent hangar waiting lists, validating sustained demand for quality enclosed hangar space in this market.

FAVORABLE LEASE STRUCTURE

NNN ground lease at ~\$7,530/yr with biennial CPI escalations — remarkably favorable for a 14,952 SF Class S facility.

PREMIER LOCATION

- Leesburg International Airport (KLEE), 8600 Airport Blvd
- 6,300-ft primary runway | 4,957-ft crosswind runway
- Lake County — adjacent to The Villages growth corridor
- ~45 miles northwest of Orlando (KMCO)
- Direct access from US Highway 441
- Strong regional growth: +6.51% population since 2020

Both units currently vacant — ideal for corporate flight department, owner-operator, or aviation investment.