

MTJ - Montrose/Telluride

60' x 60' Aircraft Hangar

1830 Airport Road

Montrose, CO 81401

Airport:

- FAA Grant Assured Non-towered airport
- Atlantic Aviation Full FBO Services with Self-Serve 100LL and Full Service Fuel
- Western Skyways on the field “through the fence.” (A renowned engine service company) westernskyways.com
- IFR Flight Release is through Denver Center 127.1
- MTJ is a reliably open full service airport that allows access to The Black Canyon of the Gunnison National Park 20 minutes away and the Northern San Juan Mountains of Colorado, including Ouray 40 minutes away, and Telluride 1 hour and 20 minutes away!

Construction:



Hershberger Construction

Hershbergerconst.com

35 years of Western Slope Experience in Metal Building Construction

“If you can get Hershberger to build your buildings, DO it!”

CoLo Aviation Properties, LLC

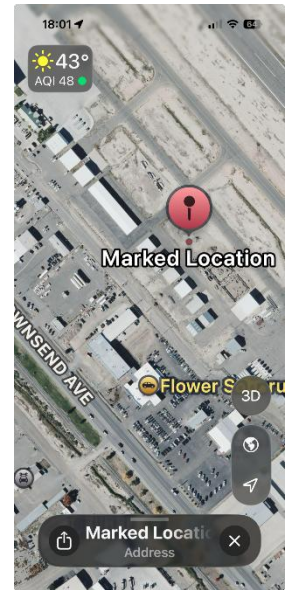
Sole Manager – Collin Sharp

(970) 275-6963

CoLoAviationProperties@gmail.com

Land:

- Airport/County lease with 39 year term (signed September 3rd, 2025)
 - to be renewed (not transferred) with you and Montrose County through the Airport Administration
 - contact Vendla Stockdale, (970) 249-3433, for the lease application details
- “Secure” – Completely behind the Airport Security Fence
- Just to the South of midfield of runway 13-31
 - Between B3 and B4 taxiways Just Northwest of the Tie-down Ramp and just Southeast of FBO



Building:



CO Building Systems Inc.

COBuildings.com

- 60' X 60' Building with 22' Eve Height in 26 gauge all metal building with guttering and downspouts.
 - Building color: Polar White
 - Trim color: Ash Grey
- Design Load:
 - Snow - 30 pounds per square foot
 - Wind - 115 Miles per Hour

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Hangar Doors:



Higher Power Door

HPDoors.com

- Self-Supporting and Weather-stripped periphery
- 5- year Warranty
- Clear Span:
 - 18' Height
 - 53' 10" Width
- Remote Control Included
- 9' x 9' Vertical Panel Insulated Garage Door
- 36" x 7' Person Door



Foundation:

- Engineered 60' x 60' x 5" slab of 4000 psi concrete with #4 rebar in 2' centers in perpendicular layout. Saw-cut expansion joints.
- 8" x 2' footers poured as a monopour with #5 rebar in footer and 2" insulation board surrounding the foundation
- 12" of ¾" compacted road base gravel under slab and footers
- 54' x 35' x 6" depth 4000 psi concrete apron with #4 rebar in 2' centers in perpendicular layout on 12" of ¾" compacted road base gravel connecting with existing taxi-lane.

Walls:

- Lateral walls are Code Approved 2-hour Fire Walls under the metal skin with 2 layers of 5/8" all weather exterior drywall, Non-combustible Insulation and 2 additional layers of 5/8" drywall.

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Utilities:

- 200 amp – Single Phase Electrical Service provided by Delta/Montrose Electrical Association (DMEA)
 - capacity for expansion in the circuit breaker box
- 1” dedicated City Water Line Service
- City Sewer Connection shared with the other hangars on this row of hangars
- Black Hills Energy Natural Gas Service
- Elevate fiberoptic internet available for installation

Interior:

- 8’ x 7’ 4” x 9’ height Restroom with American Standard Cadet Toilet and Wall Mounted Bathroom Sink with Delta Faucet
- Baseboard heater to separately heat this space to keep water pipes from freezing if the rest of hangar is kept unheated.
- Cantilevered roof above restroom for additional storage in excess of footprint
- 220V Instant-On Tankless Hot Water Heater
- Utility Sink
- Electrical is constructed through exposed conduit for ease of access and modification if so desired.
 - Each 110V circuit is not “full” to accommodate any changes that you may wish to make.

Exterior:

- Front and rear lighting switched and “dusk to dawn” Dark Skies friendly LED lights
- Guttering and Downspouts are directed to the culverted drainage ditches to the Northeast
- 13’ space between hangars for potential short term parking off the taxi-lane.

Comfort:

Insulation:

- R38 in roof and R25 in walls with reinforced vinyl backing

Heaters:



- 2 – Detroit Radiant Products Company HL3 Series Premier, Two-Stage Low Intensity Tube Heaters
 - <https://www.reverberray.com/products/commercial-industrial/low-intensity-infrared-radiant-tube-heaters/hl3-series-2/>
 - 10- year Warranty
- Controlled with Single WiFi – Enabled Programmable Honeywell Thermostat Control

Overhead Fans:

- 2 – 10’ High Volume Low Speed Parrot Uncle Ceiling Fans with Remote Control.

Lighting:

- 3- rows separately switched of 4 OnlyLux Super Bright 200 W UFO LED High Bay Light, 30,000 Lumen, 5000 Kelvin

Purpose

This hangar was built with the intention of providing an appropriate space to store your airplane at MTJ with ease and addressing any needs you may have before or after your flight. While gone, you can also store your vehicle securely locked within the hangar behind the airport’s security gate.

Before your flight, you can, with a Wi-Fi connection, make certain your airplane is pre-heated appropriately, or if you are gone for an extended period of time, save on energy by allowing the hangar to get cold, controlled from your Smartphone Honeywell app. If you want to work on your airplane in an amazing shop, you can modify this building to accommodate that! If you want to instead, create a relaxing, aviation lounge for yourself and guests before and after flights, you can do that too! If you just want to store your airplane and not have to do anything more, this building will also accommodate that desire very well!