

EASTON AIRPORT HANGAR

9375 JET LANE
EASTON, MD 21601

Robert H. Greenlee
Managing Director
443.390.2600 x102
bob.greenlee@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$760,000
Building Size:	7,285 SF
Available SF:	
Lot Size:	32,500 SF
Price / SF:	\$104.32
Year Built:	2016
Zoning:	I1
Market:	Eastern Shore of Maryland
APN:	01-198847

PROPERTY OVERVIEW

\$140,000 PRICE REDUCTION! This offering is for a 80 x 90 x 21 [7200 SF] commercial airplane hangar built in 2016. It is the newest and nicest hangar facility at the Easton Airport. Located on a 32,500 SF corner site, adjacent to the tower and the local police hangar, security is a significant feature. As a commercial hangar, 3rd party rental storage, 3rd party aircraft repair and maintenance, sales of aircraft, parts and supplies, an aircraft charter service, and flight instruction are all expressly permitted.

PROPERTY HIGHLIGHTS

- Currently in negotiations with prospective charter service for lease to structured purchase.
- Buyer now could input into that negotiation.
- Custom built.
- Large corporate / executive and maintenance aircraft hangar.
- Full-Service airport with multiple instrument approaches to 5,500 x 100 ft. and 4,030 x 100 ft. asphalt runways.
- 80 x 19.5 clear span bi-fold door, electric operation.
- Direct taxi-way access.
- 30 year land lease with Talbot County, through 2046, with one 5-year option. Annual CPI adjustments.
- County has a Right of First Refusal, which they have formally waived.
- \$4300 per month average expense including rent, taxes and insurance

Property Details

SALE PRICE

\$760,000

LOCATION INFORMATION

Building Name	Easton Airport Hangar
Street Address	9375 Jet Lane
City, State, Zip	Easton, MD 21601
County/Township	Talbot
Market	Eastern Shore of Maryland

BUILDING INFORMATION

Building Size	7,285 SF
Price / SF	\$104.32
Year Built	2016
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Average Floor Size	7,285 SF
Gross Leasable Area	7,200 SF
Load Factor	Yes
Framing	Steel
Condition	Excellent
Roof	Standing seam of 24 gage hot-dipped galvanized steel. R-30 insulation.
Free Standing	Yes
Walls	Standard 11/2" deep ribbed panel of 26 gage hot-dipped galvanized steel with Kynar 500 finish.
Floor Coverings	Sealed concrete
Foundation	8" slab at 4000 psi

PROPERTY DETAILS

Property Type	Airport Hangar
Property Subtype	Other
Zoning	I1
Lot Size	32,500 SF
APN#	01-198847
Corner Property	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Central HVAC	3 Mitsubishi wall mounted units in office and bathroom
Centrix Equipped	Yes
Leed Certified	Yes
Restrooms	1
Power	Yes
Plumbing Description	Water is available inside and out, and serves the bathroom, janitorial sink, and future shower connection.
Exterior Description	Apron and 28 x 15 patio. Wind load 115 MPH with 3 sec gusts
Interior Description	Custom built. Well insulated, with gas-fired forced air industrial heaters, temperature is maintained at 60 degrees minimum. Mezzanine storage over office. Full fire suppression.

Photo Gallery



Photo Gallery



Hangar Area



Hangar Area



Hangar Area [note 12 x 12 overhead door]

Photo Gallery



Specialty Areas: bathroom, janitor sink, and possible shower



Office / Admin Area: interior



Office / Admin Area: [note fixed windows] with mezzanine shop/storage above

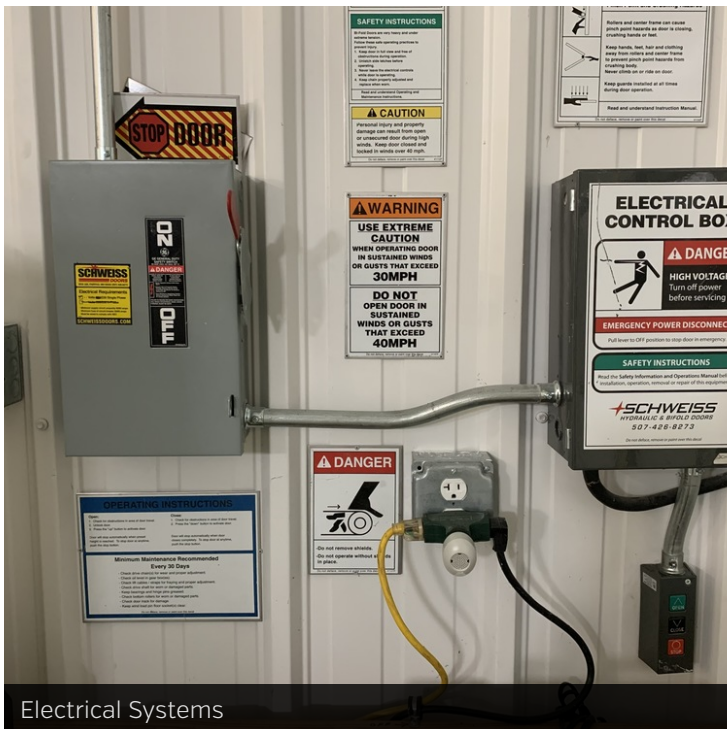
Photo Gallery



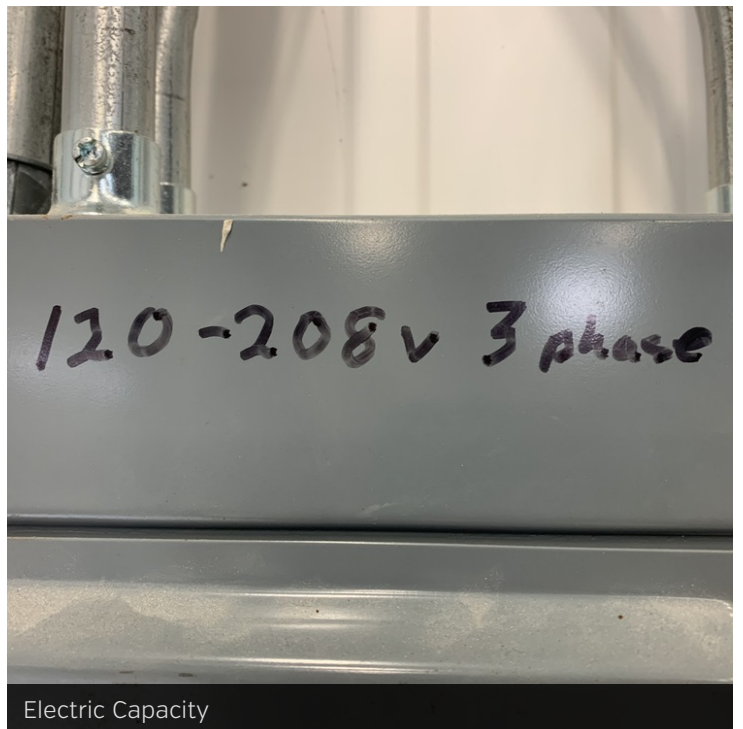
Utilities Area



Fire Suppression



Electrical Systems



Electric Capacity



5.10 Easton Airport/Newnam Field (ESN)

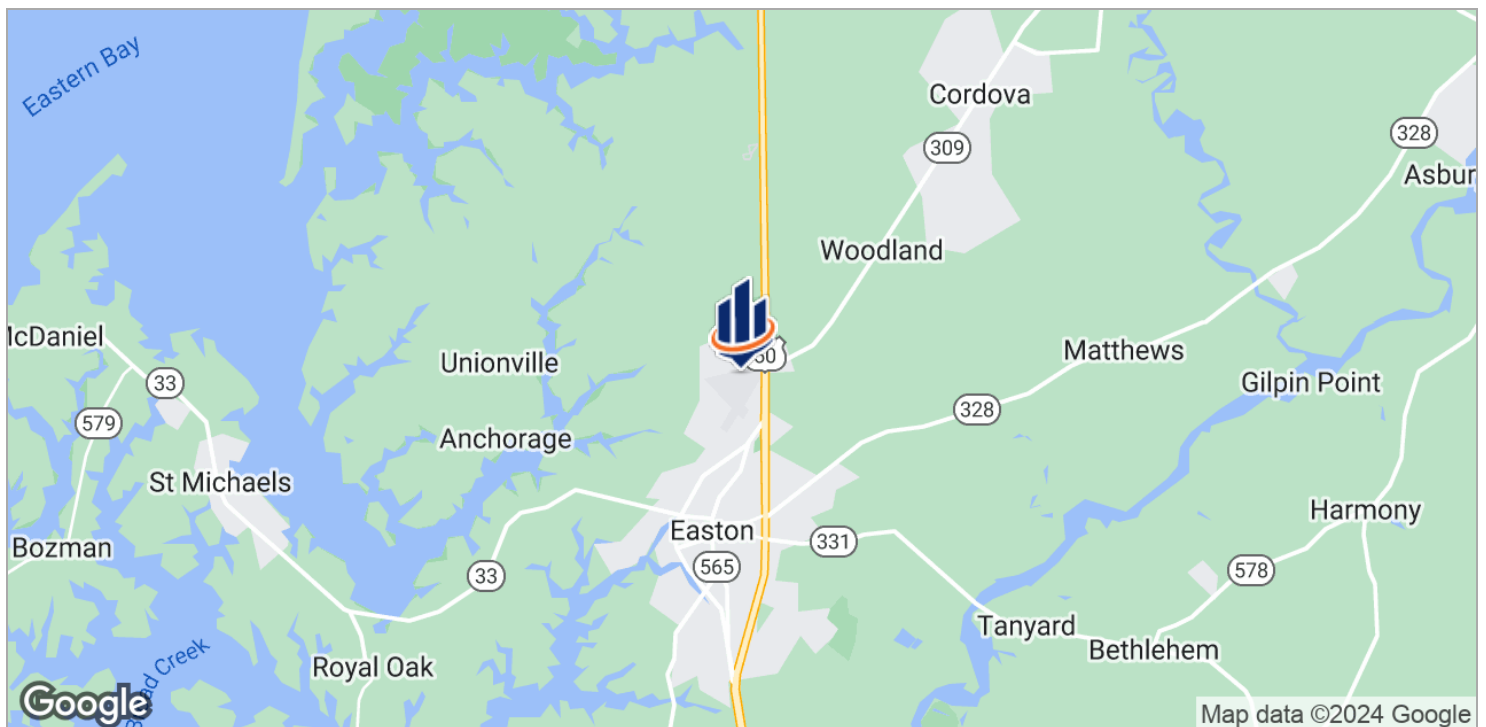
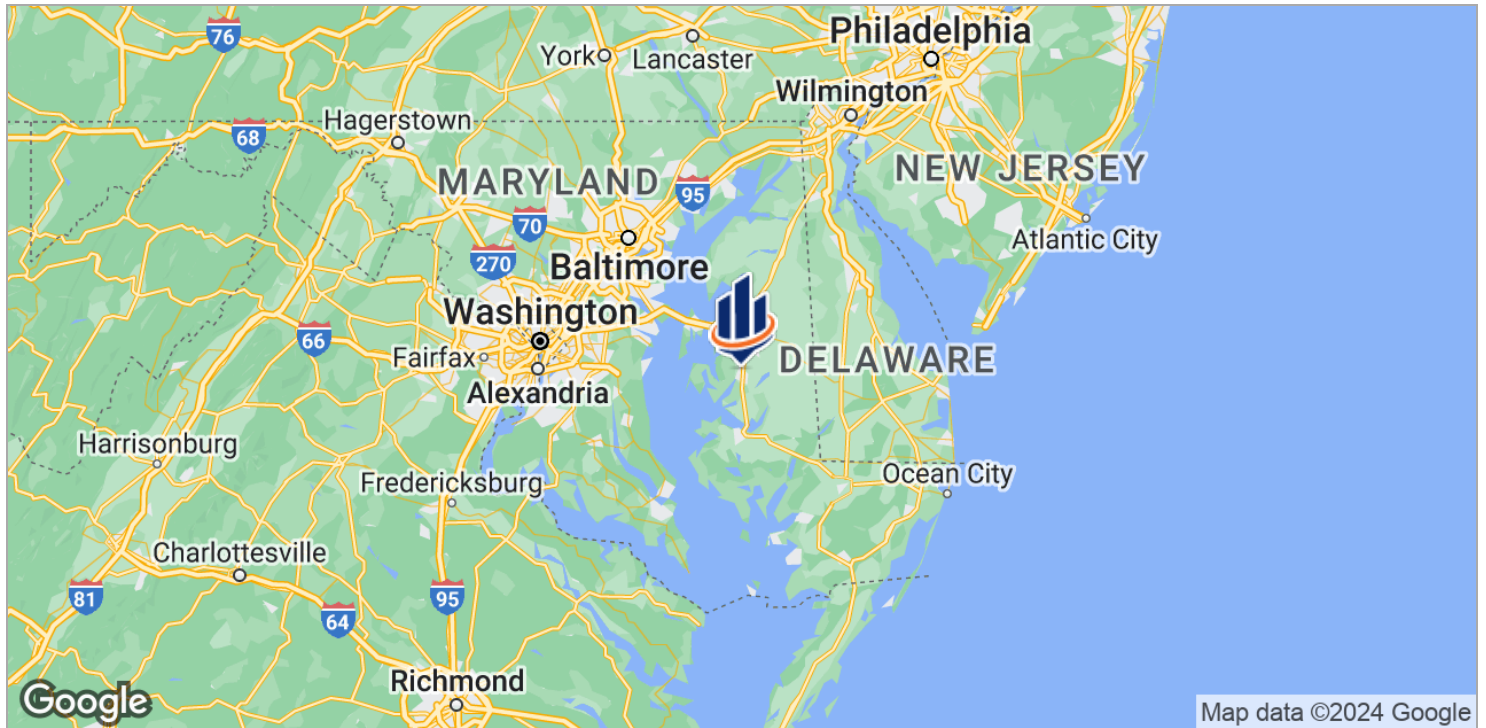
The Easton Airport is a publicly owned general aviation airport that is open for public use. The airport is located on the Delmarva Peninsula approximately 2 miles north of Easton, MD. The airport has two asphalt runways available for use (5,500 x 100 ft. and 4,003 x 100 ft.) and the Airport provides the following services:

- Fuel Sales (100LL and Jet A)
- Major airframe/power plant service
- Flight instruction
- Aircraft rental and sales
- Aerial photography
- Avionics service
- Charter flights/corporate flight departments
- Automobile rentals
- Airport restaurant
- T-hangars and paved tiedowns

Aviation activity at the Easton Airport represents the following operational statistics regarding based aircraft and number of operations:

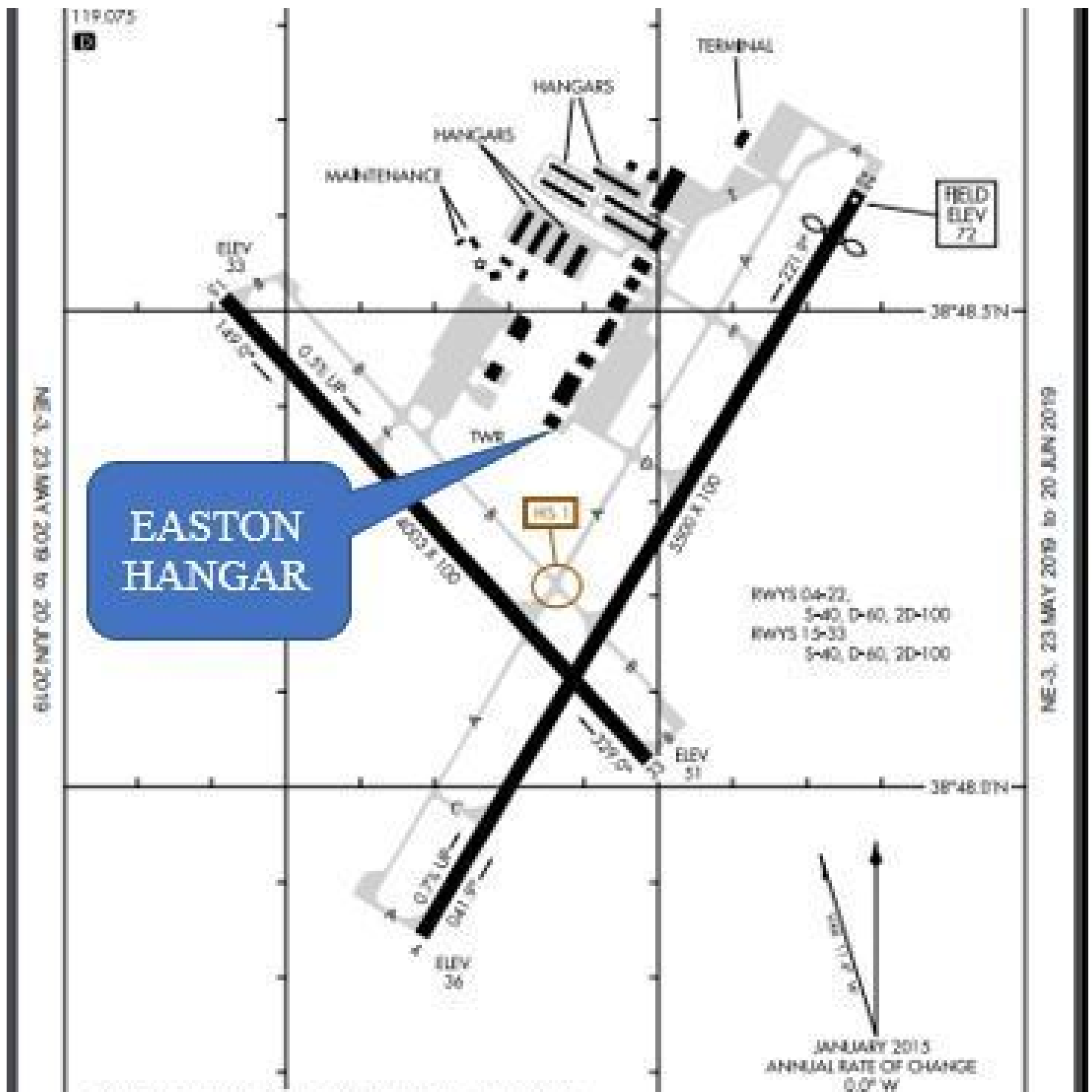
Based Aircraft		Annual Aircraft Operations	
Single-engine	167	Local GA	28,069
Multi-engine	21	Transient GA	19,994
Jet	27	Military	20,865
Helicopter	2	Air Taxi	3,043
Glider	3		
Totals	220	Total Operations	71,971

Regional Location





Hangar Location




[Airports](#)
[Nav aids](#)
[Airspace Fixes](#)
[Aviation Fuel](#)
[Hotels](#)
[iPhone App](#)
[My AirNav](#)

1339 users online [LOGIN](#)

KESN Easton/Newnam Field Airport

Easton, Maryland, USA



GOING TO EASTON?



[Reserve a Hotel Room](#)

FAA INFORMATION EFFECTIVE 21 MAY 2020

Location

FAA Identifier: ESN

Lat/Long: 38-48-15.0000N 076-04-08.4000W

38-48.250000N 076-04.140000W

38.8041667,-76.0690000

(estimated)

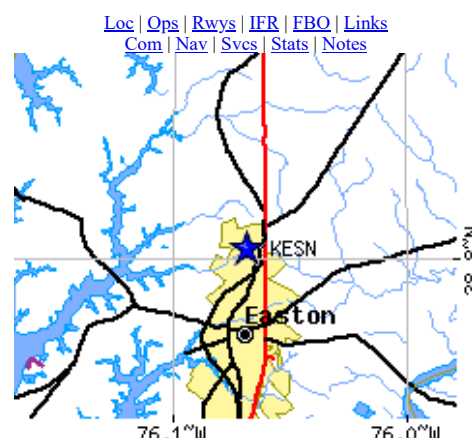
Elevation: 72.2 ft. / 22.0 m (surveyed)

Variation: 10W (1985)

From city: 2 miles N of EASTON, MD

Time zone: UTC -4 (UTC -5 during Standard Time)

Zip code: 21601



Road maps at: [MapQuest](#) [Bing](#) [Google](#)

Airport Operations

Airport use: Open to the public

Activation date: 02/1944

Control tower: yes

ARTCC: WASHINGTON CENTER

FSS: LEESBURG FLIGHT SERVICE STATION

NOTAMs facility: ESN (NOTAM-D service available)

Attendance: 0800-DUSK

Pattern altitude: TPA FOR JET ACFT 1526 FT AGL; ALL OTHER ACFT 1026 FT AGL.

Wind indicator: lighted

Segmented circle: yes

Lights: WHEN TWR CLSD ACTVT MIRL 15/33 & HIRL 04/22 AND REILS RY 22 & 15/33 - CTAF.

Beacon: white-green (lighted land airport)

Operates sunset to sunrise.

Aerial photo

WARNING: Photo may not be current or correct



Photo taken 24-Aug-2016
looking north.

Do you have a better or more recent aerial photo of Easton/Newnam Field Airport that you would like to share? If so, please [send us your photo](#).

Sectional chart

Airport Communications

CTAF: 118.525

ATIS: 124.475

WX AWOS-3PT: 124.475 (410-822-2817)
 EASTON GROUND: 119.075 [0600-2200]
 EASTON TOWER: 118.525 [0600-2200]
 POTOMAC APPROACH: 133.75 124.55
 POTOMAC DEPARTURE: 133.75 124.55
 CLEARANCE DELIVERY: 119.075
 TERPZ DP: 133.75

WX AWOS-3 at W29 (16 nm NW): 120.575 (410-643-8795)
 WX AWOS-3 at CGE (16 nm S): 120.675 (410-228-7559)

Nearby radio navigation aids

VOR radial/distance	VOR name	Freq	Var
OTT r089/32.2	NOTTINGHAM VORTAC	113.70	10W
PXT r037/34.7	PATUXENT VORTAC	117.60	10W
BAL r140/35.3	BALTIMORE VORTAC	115.10	11W
ENO r234/36.4	SMYRNA VORTAC	111.40	09W
ADW r100/37.3	ANDREWS VORTAC	113.10	10W
SBY r328/38.0	SALISBURY VORTAC	111.20	12W

NDB name **Hdg/Dist** **Freq** **Var** **ID**
[PATUXENT](#) 037/34.8 400 10W NHK - - . -

Airport Services

Fuel available: 100LL JET-A
 Parking: tiedowns
 Airframe service: MAJOR
 Powerplant service: MAJOR
 Bottled oxygen: LOW
 Bulk oxygen: NONE

Runway Information

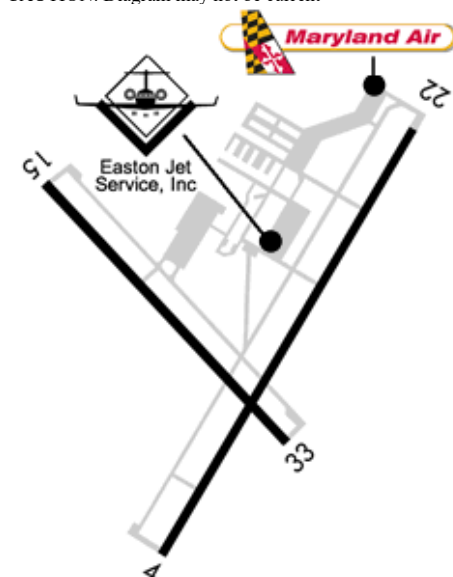
Runway 4/22

Dimensions: 5500 x 100 ft. / 1676 x 30 m
 Surface: asphalt/grooved, in good condition
 Weight bearing capacity: Single wheel: 40.0
 Double wheel: 60.0
 Double tandem: 100.0
 Runway edge lights: high intensity
 RUNWAY 4 **RUNWAY 22**
 Latitude: 38-47.843838N 38-48.624513N
 Longitude: 076-04.317702W 076-03.729993W
 Elevation: 36.0 ft. 72.2 ft.
 Traffic pattern: left right
 Runway heading: 040 magnetic, 030 true 220 magnetic, 210 true
 Displaced threshold: no 325 ft.
 Declared distances: TORA:5175 TORA:5500 TODA:5500
 TODA:5500 ASDA:5500 LDA:5175



Airport diagram

CAUTION: Diagram may not be current



[Download PDF](#)
 of official airport diagram from the FAA

Airport distance calculator

Flying to Easton/Newnam Field Airport?
 Find the distance to fly.

From to KESN
[CALCULATE DISTANCE](#)

Sunrise and sunset

	Times for 05-Jun-2020	
	Local (UTC-4)	Zulu (UTC)
Morning civil twilight	05:09	09:09
Sunrise	05:40	09:40
Sunset	20:25	00:25
Evening civil twilight	20:57	00:57

Current date and time

Zulu (UTC) 05-Jun-2020 20:04:02
Local (UTC-4) 05-Jun-2020 16:04:02

METAR

ASDA:4775

LDA:4775

Markings: precision, in good condition nonprecision, in good condition

Visual slope indicator: 4-light PAPI on left (3.00 degrees glide path) 4-light PAPI on left (3.00 degrees glide path)

Runway end identifier lights: no yes
Touchdown point: yes, no lights yes, no lights

Instrument approach: ILS/DME

Obstructions: none 62 ft. trees, 1423 ft. from runway, 546 ft. left of centerline, 19:1 slope to clear
APCH RATIO TO
DSPLCD THR 24:1.

Runway 15/33

Dimensions: 4003 x 100 ft. / 1220 x 30 m

Surface: asphalt, in good condition

Weight bearing capacity: Single wheel: 40.0

Double wheel: 60.0

Double tandem: 100.0

Runway edge lights: medium intensity

RUNWAY 15

Latitude: 38-48.514160N

Longitude: 076-04.582425W

Elevation: 32.6 ft.

Traffic pattern: left

Runway heading: 147 magnetic, 137 true

Markings: nonprecision, in fair condition

Visual slope indicator: 2-light PAPI on left (3.50 degrees glide path)

Runway end identifier lights: yes

Touchdown point: yes, no lights

Obstructions: 105 ft. trees, 1820 ft. from runway, 487 ft. left of centerline, 15:1 slope to clear

RUNWAY 33

38-48.027402N

076-04.013928W

51.0 ft.

right

327 magnetic, 317 true

nonprecision, in fair condition

2-light PAPI on left (3.50 degrees glide path)

yes

yes, no lights

94 ft. trees, 1917 ft. from runway, 252 ft. left of centerline, 18:1 slope to clear

KESN 051950Z 17016G21KT 10SM
SCT060 30/22 A2990

KW29 051955Z AUTO 19016G22KT 10SM
16nm NW SCT046 BKN050 BKN070 30/22
A2985 RMK AO2 LTG DSNT W
P0001

KCGE 051955Z AUTO 18012G19KT
16nm S 160V220 10SM FEW027 28/21
A2988 RMK AO1

TAF

KDOV 051609Z 0516/0622 20012KT 9999
34nm NE SCT030 SCT180 QNH2985INS
BECMG 0520/0521 18012KT 9999
SCT015 BKN150 QNH2981INS
BECMG 0522/0523 19012G20KT
6000 -TSRA OVC020CB
QNH2981INS BECMG 0601/0602
24006KT 8000 BR BKN010
QNH2978INS BECMG 0608/0609
22006KT 4800 BR BKN005
QNH2976INS BECMG 0614/0615
24012KT 8000 BR FEW024
QNH2970INS BECMG 0620/0621
24006KT 9999 NSW FEW035
QNH2965INS TX31/0519Z
TN20/0608Z

KMTN 051735Z 0518/0618 14007KT
35nm NW P6SM BKN030 FM052300 18007KT
P6SM VCTS OVC025CB TEMPO
0523/0602 4SM -TSRA BKN015CB
FM060300 21004KT P6SM OVC030
FM060600 23004KT 6SM BR
BKN060 FM061000 26004KT 5SM
BR BKN015 FM061200 27004KT
P6SM SCT010

KNHK 0515/0615 19009G15KT 9999
36nm SW FEW060 SCT120 SCT260
QNH2983INS BECMG 0518/0520
14008KT 9999 VCTS SCT035CB
BKN060 BKN100 OVC250 651406
QNH2981INS TEMPO 0520/0523
VRB18G25KT 4800 TSRA
BKN030CB OVC090 BECMG
0523/0601 VRB05KT 9000 -RA
VCTS BKN030CB OVC090 651406
QNH2981INS TEMPO 0601/0605
VRB18G25KT 3200 TSRA BR
BKN020CB OVC080 BECMG
0605/0606 VRB05KT 6000 BR
OVC005 600000 QNH2982INS
T31/0518Z T22/0611Z FN20065

KBWI 051735Z 0518/0624 22007KT
36nm NW P6SM BKN035 FM052200 19005KT
P6SM VCTS BKN025CB TEMPO
0522/0602 4SM -TSRA BR
BKN015CB FM060300 22004KT
P6SM OVC015 FM061000 26004KT
5SM BR BKN015 FM061200
27004KT 6SM BR SCT025
FM062000 30010G17KT P6SM
SCT050

KADW 051700Z 0517/0623 20010G15KT
37nm W 9999 SCT030 BKN150
QNH2987INS BECMG 0519/0520
20010G15KT 8000 -SHRA VCTS
SCT030CB BKN050 BKN150
QNH2985INS TEMPO 0521/0601
24015G30KT 4800 -TSRA
BKN030CB OVC100 BECMG
0602/0603 25008KT 9999 VCSH
FEW040 BKN120 BKN250
QNH2985INS BECMG 0603/0604
VRB06KT 9999 NSW FEW040
SCT120 BKN250 QNH2984INS
BECMG 0613/0614 30010G20KT
9999 FEW030 QNH2982INS TEMPO
0617/0619 9000 -SHRA VCTS
FEW030CB BECMG 0621/0622
31010KT 9999 FEW050
QNH2981INS TX31/0518Z
TN21/0610Z

KSBY 051751Z 0518/0618 19013G20KT

Airport Ownership and Management from official FAA records

Ownership: Publicly-owned

Owner: TALBOT CO

TALBOT COUNTY COURT HOUSE, 11 NORTH
WASHINGTON STREET

EASTON, MD 21601

Phone 410-770-8082

Manager: MICAH RISHER

29051 CORKRAN ROAD

EASTON, MD 21601
Phone 410-770-8055

39nm SE P6SM VCSH SCT040 SCT100
FM060200 19007KT P6SM VCSH
BKN100 FM060600 23006KT P6SM
OVC025 FM061100 25005KT P6SM
BKN015 FM061400 27006KT P6SM
SCT100

Airport Operational Statistics

Aircraft based on the field: 182	Aircraft operations: avg 196/day *
Single engine airplanes: 132	47% local general aviation
Multi engine airplanes: 22	29% transient general aviation
Jet airplanes: 23	20% military
Helicopters: 2	4% air taxi
Gliders airplanes: 3	* for 12-month period ending 31 December 2018

NOTAMs

🚩 [Click for the latest NOTAMs](#)

NOTAMs are issued by the DoD/FAA and will open in a separate window not controlled by AirNav.

Additional Remarks

- DEER, BIRDS, OTHER WILDLIFE ON & INVOF ARPT.
- NOISE ABATEMENT; DEP RY 22 AVOID OVERFLIGHT OF TOWN OF EASTON; DEP RY 04 LEFT TURN AT RY END TO PARALLEL HWY 50 UNTIL PAST TRAILER PARK.
- RY 15/33 DISTANCE MARKERS EVERY 1000 FT WEST SIDE RY.
- FOR CD WHEN ATCT IS CLSD CTC POTOMAC APCH AT 866-429-5882.

Instrument Procedures

NOTE: All procedures below are presented as PDF files. If you need a reader for these files, you should [download](#) the free Adobe Reader.

NOT FOR NAVIGATION. Please procure official charts for flight.

FAA instrument procedures published for use from 21 May 2020 at 0901Z to 18 June 2020 at 0900Z.

IAPs - Instrument Approach Procedures

ILS OR LOC RWY 04	download (295KB)
RNAV (GPS) RWY 04	download (296KB)
RNAV (GPS) RWY 15	download (266KB)
RNAV (GPS) RWY 22	download (280KB)
RNAV (GPS) RWY 33	download (254KB)
NOTE: Special Alternate Minimums apply	download (23KB)

Departure Procedures

CONLE THREE (RNAV)	download (169KB)
TERPZ SEVEN (RNAV)	2 pages: [1] [2] (381KB)
NOTE: Special Take-Off Minimums/Departure Procedures apply	download (213KB)

Other nearby airports with instrument procedures:

[KRJD](#) - Ridgely Airpark (14 nm NE)
[W29](#) - Bay Bridge Airport (16 nm NW)
[KCGE](#) - Cambridge-Dorchester Regional Airport (16 nm S)
[KANP](#) - Lee Airport (25 nm W)
[N06](#) - Laurel Airport (27 nm SE)

FBO, Fuel Providers, and Aircraft Ground Support

Business Name	Contact	Services / Description	Fuel Prices	Comments
	122.85	Easton Jet Service offers the		not yet rated



410-820-8770
410-253-8701
[\[web site\]](#)
[\[email\]](#)

finest FBO facilities and services in the Mid-Atlantic region. You will see it in our service, our facility, and our professionalism. From JET A to catering and hotels to rentals cars, you can count on us for a pleasant turn-key experience while visiting Easton Maryland. We offer ESN bound travelers the lowest fuel prices, the best service and the most luxurious facility.

Amenities include:
Crew Courtesy Vehicle
Massage chairs
Deluxe Espresso Bar
Executive Business Center
Direct TV
WiFi
Fitness Center
Snooze room
Conference room
Free coffee, popcorn, and ice
[More info and photos](#) of Easton Jet Service, LLC



100LL Jet A 3 [read](#) [write](#)
FS \$4.69 \$3.69
GUARANTEED



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410-822-0400
toll-free 1-800-451-5693
[\[web site\]](#)
[\[email\]](#)

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[More info and photos](#) of Maryland Air



Shell Aviation not yet rated
100LL Jet A 4 [read](#) [write](#)
FS \$5.99 \$3.75
GUARANTEED
MEMBERS ONLY
Discounts
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[Trident Aircraft, Inc.](#)

410-604-1333

[\[web site\]](#)

[\[email\]](#)



Aviation fuel, Aircraft ground handling, Oxygen service, Aircraft parking (ramp or tiedown), Hangars, GPU / Power cart, Passenger terminal and lounge, ...



100LL Jet A

FS \$4.50 \$3.10

GUARANTEED



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More info about
Trident Aircraft, Inc.

FS=[Full service](#)

UPDATE PRICES

Where to Eat: Catering, Restaurants, Food shops

Business Name	Contact	Services / Description	Distance	Comments
SugarBunsAirport Cafe, Bakery & Catering	410-820-4220	no information available If you are affiliated with SugarBunsAirport Cafe, Bakery & Catering and would like to show here your services, contact info, web link, logo, and more, click here	on airport	not yet rated write

Would you like to see your business listed on this page?

If your business provides an interesting product or service to pilots, flight crews, aircraft, or users of the Easton/Newnam Field Airport, you should consider listing it here. To start the listing process, click on the button below

ADD YOUR BUSINESS OR SERVICE

Other Pages about Easton/Newnam Field Airport

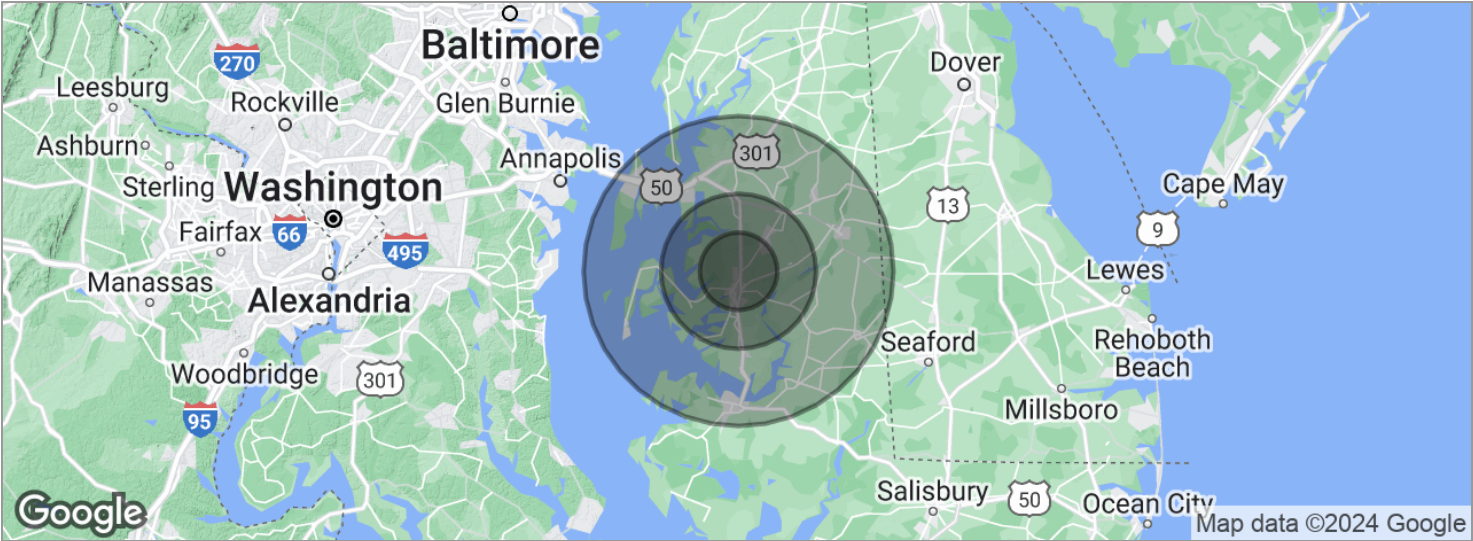
www.talbotcountymd.gov/index.php?page=Airport

UPDATE, REMOVE OR ADD A LINK

Site Plan



Demographics



POPULATION	5 MILES	10 MILES	20 MILES
Total population	21,228	39,768	125,152
Median age	42.7	45.0	42.9
Median age [Male]	40.0	43.4	41.5
Median age [Female]	44.7	46.0	43.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	8,799	16,148	49,343
# of persons per HH	2.4	2.5	2.5
Average HH income	\$75,902	\$86,793	\$79,730
Average house value	\$361,215	\$423,971	\$393,944

* Demographic data derived from 2020 ACS - US Census

Advisor Profile



ROBERT H. GREENLEE

Managing Director

bob.greenlee@svn.com

Direct: 443.390.2600 x102 | **Cell:** 410.714.9766

PROFESSIONAL BACKGROUND

Robert H. [Bob] Greenlee owns and serves as Managing Director and Senior Advisor for the Chesapeake office of SVN | Miller Commercial Real Estate. For 35+ years, with involvement in over 1,500 projects valued in excess of \$10 billion, Bob has been a recognized leader on the East Coast for sustainable investment real estate. He is an important strategic partner to his clients, helping them maximize value and wealth. He blends transactional and analytical expertise to drive transformative, value-add results.

As the National Chair of ESG, Sustainable and Impact Investing for SVN International Corp., Greenlee specializes in:

- The economics of sustainable and impact investment real estate
- Sustainability as a Service
- Carbon monetization and asset management
- ESG improvement and impact management
- National brokerage of ESG assets through and with SVN's 220 offices
- Purpose-driven scoring and educational innovations on a Big Data platform
- Resiliency and future proofing real estate for the insurance and mortgage lending industries

These areas of specialization are also deployed through two other national companies that Bob owns and leads: The E³SG Companies and ESG IMPACTS, through his role as the national ESG “fixer” on the Innovation Domain team, as well as through his leadership positions in the ROAR Partnership / Future Proofing America and the Washington DC chapter of Contractors, Closers and Connections [CCC]. In addition, he has volunteered these and related services to the local and regional communities for many years – with a particular focus on economic development, conservation, and comprehensive planning.

Bob has an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland. He stays current on industry trends and best practices through continuing education as a licensed real estate salesperson and a Certified General Appraiser in the state of Maryland, also as a Practicing Affiliate member of the Appraisal Institute. He is frequently invited to lecture about the economics of ESG and sustainability and is an active contributor to the US Green Building Council and the Urban Land Institute.

SVN | Miller Commercial Real Estate

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Easton, MD 21601



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443.390.2600 x102
www.svnmler.com