

**CBRE**

***BUILD IT. TEST IT. FLY IT.***



**JOE FOSS HANGAR**  
at The Defense Contractor Complex  
Yuma, Arizona







BRAND NEW

# JOE FOSS HANGAR

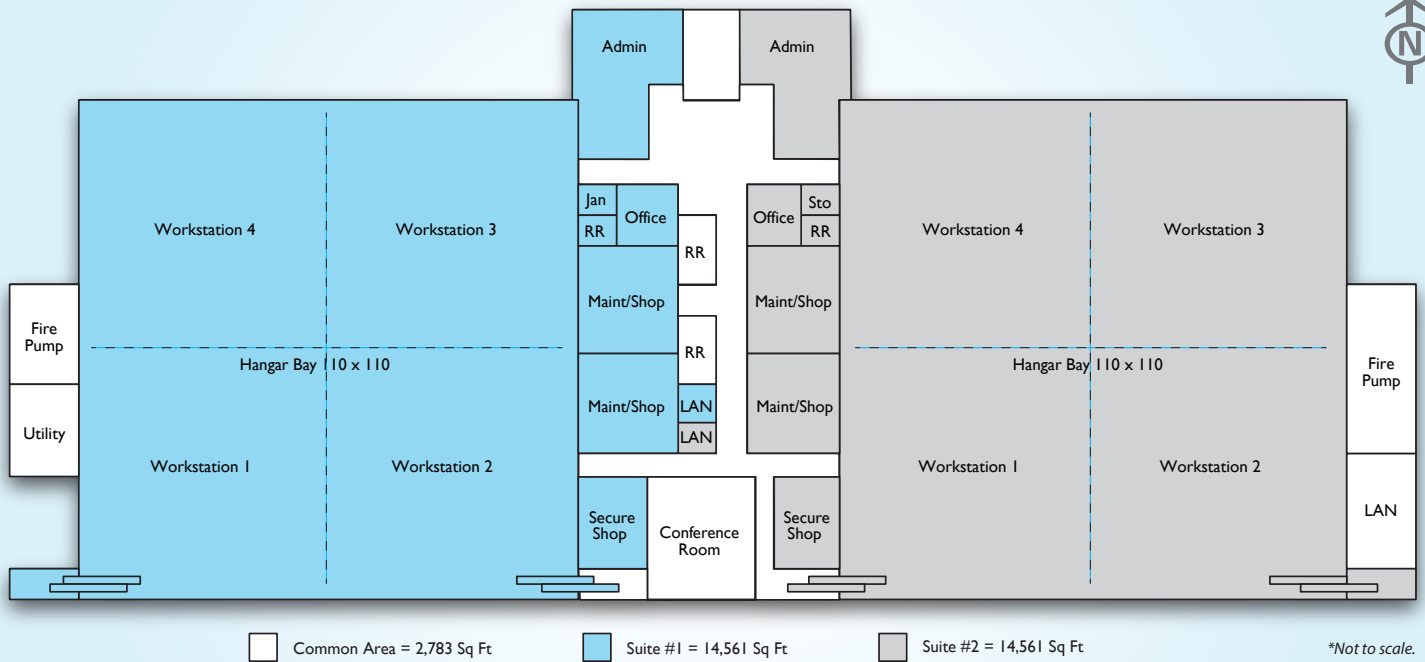


The Joe Foss Hangar in Yuma International Airport's Defense Contractor Complex features two 110'x110' (12,100 SF) hangar bays plus 7,800 SF of office and shop space and an additional 7,500 SF of storage mezzanine. Add value to your bottom line by establishing a permanent footprint in Yuma.

Governments around the world are in a constant race to stay on top of cutting edge development for the future of aviation by producing state-of-the-art stealth fighters, unmanned aerial systems, and space programs.

We provide state-of-the-art facilities and first-class customer service for Defense Contractors who fill a vital role in developing transformative technology for the aerospace industry in today's competitive global market.

As an independent Airport Authority able to quickly finalize lease and construction processes, we have a close and successful relationship with aviation/aerospace industry, defense contractors, site selection companies, and government agencies interested in basing their operations in the DCC.



## JOE FOSS HANGAR

# FEATURES & INFRASTRUCTURE

- ▶ Two 110'x110' (12,100 SF each) hangar bays
- ▶ Lease all, or part of the facility – each suite's areas are designed with secured access
- ▶ (4) workstations in each hangar bay with pneumatic air, 110/220v, data & phone
- ▶ 7,800 SF of separate office and shop space as well as 7,500 SF of separate storage mezzanines
- ▶ Hangar doors are 20' tall and 98' wide
- ▶ Supports aircraft up to 90,000-lbs
- ▶ Office and restrooms with full maintenance/custodial services
- ▶ Dedicated/secure fiber-optic broadband internet
- ▶ Private parking lot
- ▶ Hazardous materials and trash disposal
- ▶ Within Foreign Trade Zone # 219
- ▶ 2 taxiway entries with direct access to runway 3/21
- ▶ 24 hours per day/ 365 days a year access
- ▶ Controlled access - easy on/off airport
- ▶ Aprons and taxiways rated for 980,000-lb aircraft
- ▶ Unrestricted access to 13,300 foot long, 200 foot wide runway
- ▶ Fully functional engine run area, complete with a blast shield & sound deflector
- ▶ Mil-Spec security system with CCTV
- ▶ No aircraft parking or landing fees
- ▶ \$1.50 PSF per month, full service to include 5 MB data and phone service
- ▶ Tenant improvements/modifications as desired





YUMA INTERNATIONAL AIRPORT



# OPPORTUNITY AWAITS.



JOE FOSS HANGAR

## VETERANS WORKFORCE OPPORTUNITY TAX CREDIT

The credit ranges from \$2,400-\$5,600 per new hire.

## INCOME TAX CREDITS UP TO \$9,000 FOR EACH QUALIFYING NEW JOB

Provides per-employee tax credits of \$3,000 per year for up to three years.

## \$1.5 MILLION IN REIMBURSABLE GRANTS TO TRAIN EMPLOYEE

Award amounts range from \$2,000 to \$8,000, per position, depending upon company size and location.

## AZ QUALIFIED FACILITIES PROGRAM

Offers a refundable income tax credits.

## FOREIGN TRADE ZONE #219

Duty and tariff elimination or reduction plus Arizona offers up to an 80% reduction in state real and personal property taxes by operating in a federally qualified Foreign Trade Zone.

Detailed information about benefits of doing business in the Defense Contractor Complex is available at [www.defensetesting.com/benefits.htm](http://www.defensetesting.com/benefits.htm)

# CBRE

FOR MORE INFORMATION CONTACT:

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