

FOR SALE

PROPERTY & BUSINESS
MINUTE MAN AIR FIELD
STOW, MA



AN OPPORTUNITY TO OWN
A RARE AIRPORT!

Lot lines for illustrative purposes only. Buyer to confirm actual property lines.

Contact:
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OMNI PROPERTIES

Minute Man Air Field, Stow

OVERVIEW

Minute Man Air Field (6B6), located in Stow and Boxborough, MA, is a 24 hour, all-weather, public use airport consisting of 194 acres of open space (144 acres in Stow as well as 50 acres in Boxborough). Much of the open space is organically farmed and also holds the potential for completing Stow's 'Emerald Necklace'.

Additionally, on 25 acres of Industrially Zoned land in Stow there are two office buildings, an administration building housing the restaurant, two heated hangars, three 10-unit T-Hangars an access road, parking lots, a 3,110' lighted runway and taxiway, a 1,600' turf runway, a 12,000 gallon fuel farm, transient parking ramps and the potential for a solar farm, a cell tower, and additional building sites, all in the Stow Industrial Zone.

The airport also owns and operates a DEP Certified Public Water Supply for tenants and a complement of snow removal and maintenance equipment including blowers, plows, trucks, loaders, mowers and tractors.

The airport enjoys a very positive relationship with the town and is seeking a new custodian who will continue to safeguard the airfield and provide quality management in pursuit of the airport's long-standing mission of 'Boosting the Economy, Supporting the Community and Nurturing the Environment'.



T1, Fuel Farm and Administrative/Restaurant Building

Minute Man Air Field, Stow

AIRFIELD BENEFITS



- 3,110' paved, lighted, instrument runway (3/21)
- 1,600' turf VFR crosswind runway (12/30)
- A Non-Precision GPS instrument approach
- 12,000 gal. 100LL fuel farm
- Pilot weather station
- Paved tie downs
- On-field aircraft maintenance
- "Farm to Table" restaurant on the field
- Fast field-wide plowing
- 30 T-hangars units
- 2 Heated hangars
- Rental cars
- Courtesy transportation to local hotels & train station
- Active EAA Chapter 196



Minute Man Air Field, Stow

HISTORY

Started as a 1,700 ft grass landing strip known as Erikson Field in 1963 by local pilots, the airport was purchased by Paul McPherson in 1966. Paul and his son, Don, paved and extended the runway to 2,000 feet, added a parallel taxiway, tie-downs for 50 planes, installed AVGAS pumps and constructed the Operations Building. The former grass strip was re-opened as Minute Man Air Field on July 1, 1969.

Paul's wife and daughter also operated a small coffee shop on the field called "Peg's Place", making Minute Man Air Field truly a family run business.



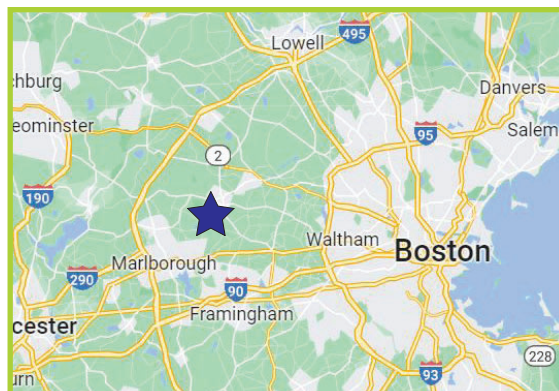
Still a family run operation, Minute Man now has a 3,110' paved, lighted, instrument runway and a 1,600' visual turf runway. It is known as the I-495 West Region's "24 hour, All-Weather, Public Use Airport". Over the decades the airport has added aircraft maintenance and storage hangars, two runway extensions, a second "cross-wind" runway, aircraft parking aprons, and has upgraded the fuel storage facility to DEP environmental standards. In the early nineties, 100 acres of land, destined to be yet another housing development, was added to the field's land holdings with the help of FAA and State grants, providing additional buffer between the airfield and its residential neighbors. Now the open space is being organically farmed and serves as home to many species of wildlife.

OPERATION

The airfield is home to more than 75 based aircraft including 1 helicopter, stored in three hangars and on tie-downs along the taxi-ways and aprons. In addition to Fourth & Field Restaurant, reputed as a fly-in or drive-in destination for fine food and friendly service, the airport is home to numerous other businesses.

Minute Man Air Field has a strong community of pilots and non-pilot "Friends" alike. The airport is still owned and operated by Don McPherson, who applies his broad expertise obtained through over 50 years of running the airport to its daily operation. We work cooperatively with a strong team of local business, government, aviation professionals and volunteers who help us achieve our vision of Boosting the Economy, Serving the Community, and Nurturing the Environment.

194 acres of land situated in the northerly portion of the Town of Stow
Two-runway airport known as Minute Man Air Field (FAA designation 6B6)



Minute Man Air Field, Stow



- 1** *Building I - Hanger & Office Building*
- 2** *Building II - Office and Restaurant Building*
- 3** *Building III - McPherson Flight Facility*
- 4** *Building IV - T1 - 10 Unit T Hangar*
- 5** *Building V - T2 - 10 Unit T Hangar*
- 6** *Building VI - T3 - 9 Unit T Hangar*

Additional Features:

- *12,000 Gallon DW/FG//G Fuel Storage*
- *Security Fencing/Gate*
- *Lighted wind cone*
- *Runway End Identification Lights (REILS)*
- *Runway 21 Precision Approach Path Indicator (PAPI)*
- *Rotating beacon*

Minute Man Air Field, Stow

BUILDING I - HANGAR & OFFICE BUILDING

7,040 SF building consisting of 4,800 SF of hangar space and 2,240 SF of office, training and storage space. Built in 1970.

Oil fired, forced hot air by suspended furnaces in the hangar areas. Office space is air conditioned and heated by propane.



Minute Man Air Field, Stow

BUILDING II

2,100 SF consisting of 1,827 SF restaurant and 273 SF office housing air-field operations offices.



Minute Man Air Field, Stow

BUILDING III - MCPHERSON FLIGHT FACILITY

This building is attached to South Hangar. Constructed in 1976, it is a masonry-style, single-story building utilized for office purposes. It contains an estimated 4,200 square feet. Individual offices and lavatory facilities are located along the front portion of the building and access is provided by individual hallways and a common corridor at the rear. The office portion has multiple tenants. This building is heated by 2 rooftop, propane fired, HVAC systems. There is 400 amp, three phase electric service located in this building, primarily utilized by hangar occupants.



BUILDING IV— T-1 (NORTH)

This 10 unit T-hangar building measures 51' x 231' overall. This is a pre-engineered building, with separate meters for electricity. Each unit has a 42' electric, bi-fold door and space for winch to bring aircraft into the hangar. Each unit is leased. This building was constructed in 1999 and is in good condition. It is located on the flight line.



Minute Man Air Field, Stow

BUILDING V & VI—T2 AND T3 HANGARS (SOUTH)

South Hangar. This portion of the property is an 8,000 square foot hangar facility. This is a steel frame building divided into two equally sized areas. Heated by oil fired suspended heaters. The 80" ends both have 3-20' x 14'.

T2- 10 unit T-hangar building measures 51' x 231' overall.

T3- 9 unit T-hangar building measuring 51' x 210' overall.

These are pre-engineered buildings, with separate meters for electricity. Each unit has a 42' electric, bi-fold door and space for winch to bring aircraft into the hangar.



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PREPARED BY:

 **DILLIS & ROY**
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APPLICANT:	MINUTE MAN AIR FIELD, INC. 302 BOXBORO ROAD STOW, MA

SCALE:

250 0 250 500

1 in. = 250 ft.

[illegible]

DATE: 10/5/21	JOB NO. 5248
DESIGN BY: GSR	DRAWING NO. 5248-MASTER PLAN
DRAWN BY: RPV	SHEET NO. 1
CHECKED BY:	

TENANTS



Alaka'i Technologies is a pioneer in the air mobility sector based in a 6B6. Their vision is to make air mobility an every-day option for millions of people while minimizing the environmental impact. Alaka'i Technologies was officially founded in 2006, and began engineering design on its first vehicle in 2018. The company was founded by experienced aerospace leaders, who shared the conviction that it was time to revitalize general aviation. Today, Alaka'i Technologies believes that the opportunity to modernize aviation is as powerful as ever. Smaller aircraft will carve the path to decarbonizing aviation and enable a more mobile, more advanced, and more widespread form of flight.

Their first aircraft, Skai, is a hydrogen fuel-cell powered air mobility system that is the realization of their ambitions, directly addressing today's transportation challenges and its impact on people and the planet.



An aviation maintenance technician school that has been training mechanics since 1932. As they innovate to meet the demands of today's workforce, their training offers the experience and education required to become a certified Airframe and Powerplant (A&P) mechanic. They are focused on hands-on, practical instruction that develops the skills needed in the real-world work environment. Obtaining A&P certifications from NAA will allow students to embark on an in-demand, rewarding career as an aviation maintenance professional.



Set on hundreds of acres of endless land, and an excitingly active airfield, Fourth & Field welcomes guests with its warm and welcoming atmosphere. Utilizing many of the local organic farm ingredients, this family-friendly establishment is home to authentic farm-to-plate comfort food. Our restaurant boasts a cozy indoor dining space that can accommodate up to 70 people, as well as a stunning outdoor patio that can also seat up to 75 guests. Surrounded by the natural beauty of the airfield and local organic farms, our outdoor space is perfect for small events, intimate gatherings, and enjoying a meal al fresco. Fourth & Field is inspired by American farm-to-table comfort food. We source our products locally when possible- we are located near so many wonderful farms, how could we not?! In 2024, we will have EIGHT beautiful raised beds in front of F&F filled with our very own homegrown vegetables and herbs.



Aerial application done right is better for crops, better for the environment, and better for growers' bottom lines. We're helping farmers own the ability to apply from the air with the only automated, electric, aerial crop protection systems designed specifically for large-scale agriculture.

ORG. EAA CHAPTER 196

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