

Paulding Northwest Atlanta Airport

Hangar Land Lease Frequently Asked Questions

Updated 6/14/2022

Q: Does KPUJ offer land leases?

A: Yes – as one of the newest airports in America, Paulding has over 40 acres of airport property available for lease.

Q: Can this land be purchased?

A: No, the FAA does not allow airport property to be sold without a formal release process, which will not be approved if the property has aviation utility.

Q: What is the land lease term?

A: Typically 20 years, however we are currently approving 30 year lease terms due to high construction costs.

Q: What happens at the end of the lease term?

A: At the end of the term, the lease is terminated and all “lease improvements” become the property of the airport – this means an investor must ensure that they recoup their entire investment over the term of the land lease. Leases are not typically extended beyond their termination date.

Q: What are you land lease rates?

A: All Pad-ready sites currently lease for \$0.30 per square foot per year

Q: Are utilities available?

A: Utilities are provided “as-is” but are typically close to all available pad sites.

Q: Are there any available sites today?

A: Sites are developed on an “as-needed” basis. We are currently actively developing the airport utilizing available grant funding provided by the FAA for this purpose. We anticipate the next available sites to become available for construction in approximately 1 year.

Q: Are rates tied to CPI?

A: Yes – the FAA requires all airports receiving federal funds to tie land lease rates to inflation. We use the CPI for Atlanta as our base.

Q: What are your building setback requirements?

A: To meet fire code and airport operational requirements, the land lease will include the footprint of the hangar plus a 10-foot set back to the apron and the rear, plus a 25-foot set back on each side resulting in the required 50 foot building separation to meet fire code requirements without a rated firewall.

Q: What is your minimum hangar size for investor construction?

A: 60 feet x 60 feet

Q: What is your maximum hangar size for investor construction?

A: Anything over 120 feet x 100 feet is handled on a case-by-case basis.

Q: Are there published requirements?

A: Yes in the documents section of our website, you will find our minimum standards document and our sample land lease. NOTE: All Leases require the approval of the PCAA.

Q: Are electric bifold doors required?

A: We will typically waive the requirement for electric bi-fold doors