

# WELSH

INNOVATION FROM THE GROUND UP



## For Sale

Flying Cloud Airport Hangars  
14871 Pioneer Trail  
Eden Prairie, Minnesota



Flying Cloud Airport is located in south central Eden Prairie. The general aviation airport that serves single-engine piston, twin-engine turboprop and corporate turbojet aircraft is owned and operated by the Metropolitan Airports Commission (MAC).

For more information contact:

Judd Welliver  
952.897.7854  
jwelliver@welshco.com

**NAIWELSH**



## Flying Cloud Airport Hangars For Sale

**Building Address:**

14871 Pioneer Trail  
Eden Prairie, Minnesota

**Judd Welliver**

- 952.897.7854
- [jwelliver@welshco.com](mailto:jwelliver@welshco.com)

**Available:**

**Hangar No. 74:**

18,320 square feet (0.42 acres)

**Sale Price:**

\$1,000,000

[www.mnspace.com](http://www.mnspace.com)

**Hangar No. 72:**

11,230 square feet (0.26 acres)

[www.welshco.com](http://www.welshco.com)

**Sale Price:**

\$500,000

**The list below shows the number of take-offs and landings at Flying Cloud Airport:**

2004	163,470
2005	157,712
2006	144,178
2007	118,178
2008	116,696

4350 Baker Road, Suite 400

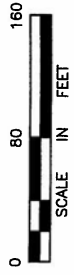
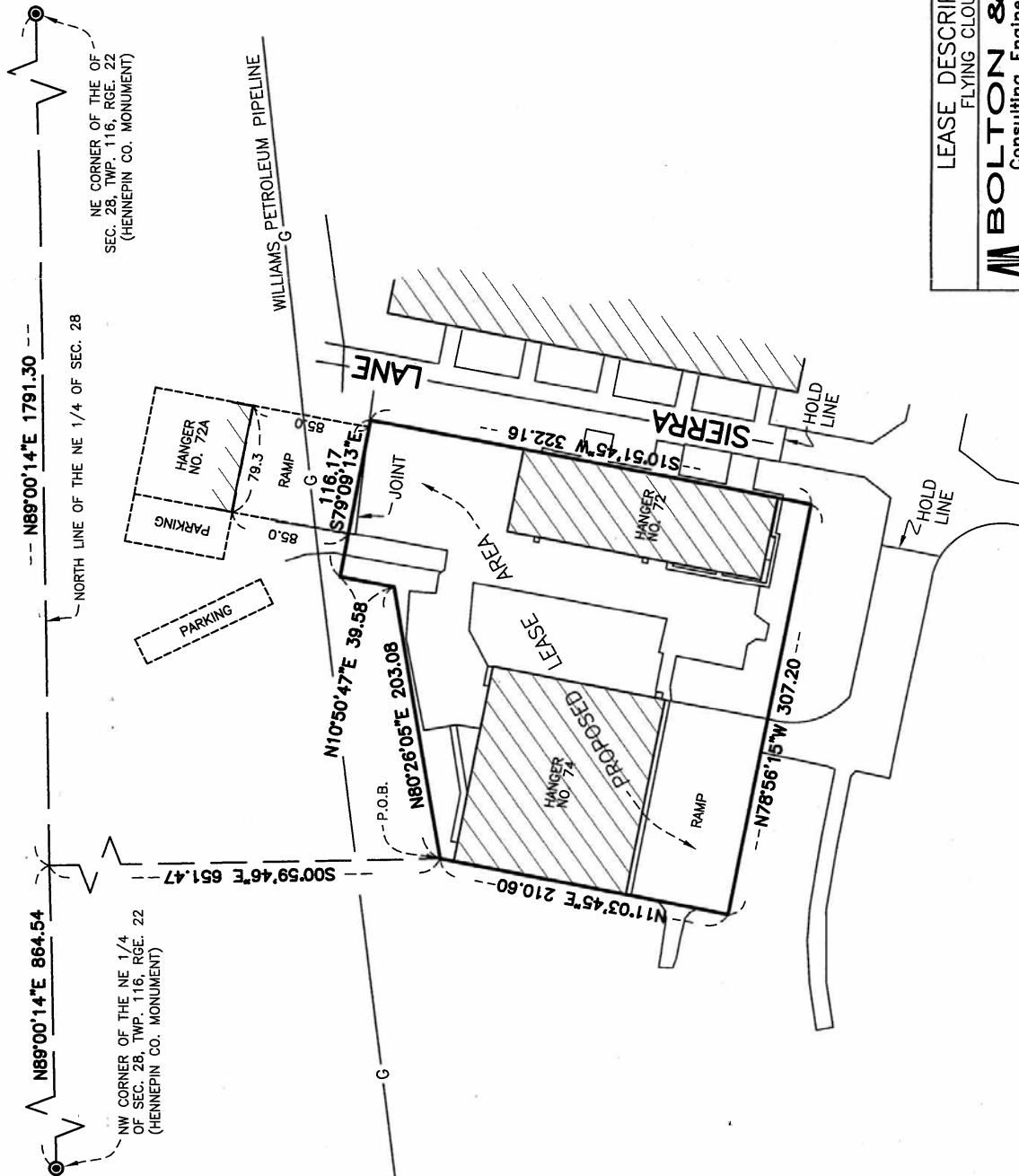
Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700







**DESCRIPTION**

That part of the Northeast Quarter of Section 28, Township 116 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows: Commencing at the northwest corner of said Northeast Quarter of Section 28; thence on an assumed bearing of North 89 degrees 00 minutes 14 seconds East along the north line of said Northeast Quarter of Section 28, a distance of 864.54 feet; thence South 00 degrees 59 minutes 46 seconds East, a distance of 651.47 feet to the point of beginning of the land to be described; thence North 80 degrees 26 minutes 05 seconds East, a distance of 203.08 feet; thence North 10 degrees 50 minutes 47 seconds East, a distance of 39.58 feet; thence South 79 degrees 09 minutes 13 seconds East, a distance of 116.17 feet; thence South 13 seconds East, a distance of 116.17 feet; thence South 10 degrees 51 minutes 45 seconds West, a distance of 322.16 feet; thence North 78 degrees 56 minutes 15 seconds West, a distance of 307.20 feet; thence North 11 degrees 03 minutes 45 seconds East, a distance of 210.60 feet to the point of beginning.

**AREA**

PROPOSED TOTAL LEASE AREA: 84,360 SQ. FT. (1.94 ACRES)  
 HANGER NO. 74: 18,320 SQ. FT. (0.42 ACRES)  
 HANGER NO. 72: 11,230 SQ. FT. (0.26 ACRES)

**CERTIFICATION**

On behalf of Bolton & Menk, Inc.:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Richard J. Williams, Jr.*  
 Richard J. Williams, Jr.  
 November 10, 2006  
 Minnesota License Number 19840

LEASE DESCRIPTION EXHIBIT  
 FLYING CLOUD AIRPORT

**BOLTON & MENK, INC.**  
 Consulting Engineers & Surveyors  
 1960 PREMIER DRIVE, MANKATO, MN 56001 (507) 825-4171  
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN  
 WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

PART OF THE NE 1/4 OF  
 SEC. 28, TWP. 116, RGE. 22  
 ADDRESS: 14871 PIONEER TRAIL  
 EDEN PRAIRIE, MN 55347  
 FOR: AROVATION

## History of the Airport



The history of Flying Cloud Airport begins with World War II and the need to train U.S. Navy pilots. In 1941, the Navy had arranged for use of a grass landing strip with local farmer Martin “Pappy” Grill. Navy planes stationed at old World-Chamberlain Field used the strip to make practice approaches.

When the Navy no longer needed the strip, Mr. Grill sold it, with some additional land, to Ken Osterberg and W. Beadle of American Aviation, Inc. By the fall of 1945, the sixty acre field was newly graded and seeded and had two new wooden hangars and an administration building. John Stuber, the airfield manager, gave the airport its name - Flying Cloud. Originally, the airport was going to be called Southwest Minneapolis Airport. Stuber suggested that Flying Cloud would be a better name, one he felt reflected local Indian lore and flying.

In 1948, American Aviation sold the field to the Metropolitan Airports Commission (MAC), a new agency created by the state legislature to own and operate a system of airports within the metropolitan area. MAC paved the runway the next year. In 1963, MAC built a control tower on the southwest side of the field. By 1966, the airport ranked second only to Chicago’s O’Hare Airport as the busiest field in the central United States. In 1968, the airport logged 446,198 “operations”, or take-offs and landings, making it the ninth busiest in the nation.

Today, Flying Cloud Airport is a well used “reliever” airport in the MAC system of airports within the Metropolitan area, logging approximately 120,000 operations annually. Operations include emergency medical evacuation units that service the local communities and area critical care centers.

For more information contact:

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