

McClellan Distribution Center

417,214 SF Logistics / Warehouse Building



DIVISIBLE TO 100,000 SF

95 DOCKS

36' CLEAR HEIGHT • ESR SPRINKLERS

50'X54' COLUMN SPACING

DEVELOPER/OWNER

McCLELLAN BUSINESS PARK

ARCHITECT

WARE MALCOMB

CONTRACTOR

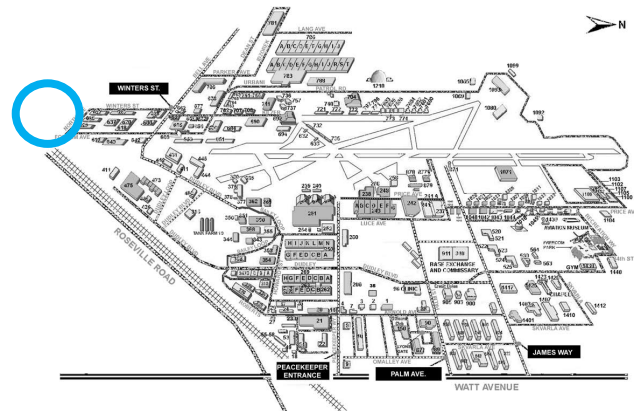
CREEKSIDE COMMERCIAL



 Ken Giannotti • John Knauer

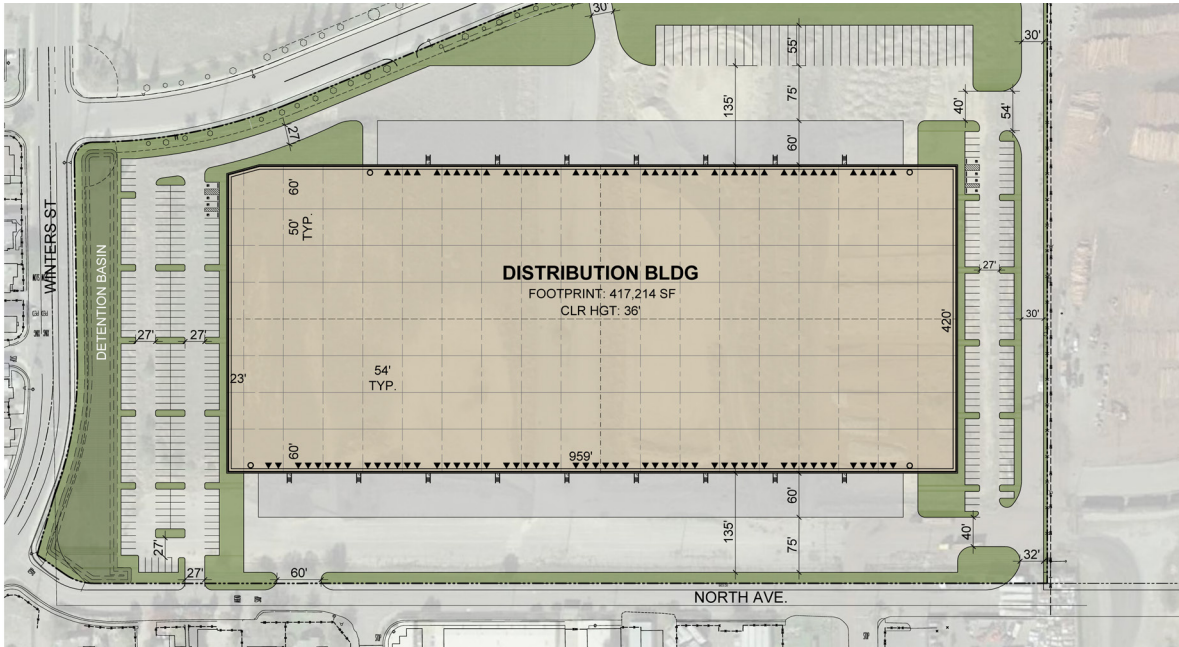
 Office: 916 965-7100

 Email: Leasing@McClellanPark.com



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Building Features

Size: 417,214 SF

- ✓ Cross dock loading with 135' truck courts
- ✓ 60' Concrete truck aprons
- ✓ 95 Dock doors (9 X 10)
- ✓ 36' Clear height
- ✓ 50' x 54' Column spacing
- ✓ 4,000 Amps - 480V
- ✓ Rail spur potential (UP & BNSF)
- ✓ ±296 Parking spaces
- ✓ ESFR Sprinklers

Services & Amenities

- ✓ Onsite full service hotel & conference center
- ✓ Onsite full service airport and FBO
- ✓ Onsite McClellan facility services (available for contract)
- ✓ Onsite restaurants
- ✓ Regional transit shuttle to lightrail
- ✓ Close proximity to Watt & I-80 Freeways
- ✓ 24/7/365 onsite security patrol
- ✓ California Family Fitness onsite
- ✓ Residential apartments & homes for rent
- ✓ Full broker cooperation

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PRIME LOCATION



I-80 Visibility and 1/4 Mile I-80 Access
Minutes to I-5
Access to Rail Service

MORE INFORMATION
www.2400McClellan.com