

# MCCLELLAN PARK

## INDUSTRIAL BUILDING

BUILDING

1040

**5622 PRICE AVENUE  
MCCLELLAN, CA 95652**

### BUILDING FEATURES:

TOTAL BUILDING: 6,128 SF

- ° NEWLY IMPROVED OFFICE SPACE: 3,000 SF
- ° COLUMN SPACING: 15X25
- ° CLEAR HEIGHT: 12'
- ° 2 GRADE LEVEL DOORS: 10X8
- ° FIBER READY
- ° BUILDING SIGNAGE OPPORTUNITY
- ° AMPLE PARKING: 1:1,000
- ° ON-SITE SECURITY
- ° CLOSE PROXIMITY TO WATT & I-80 FREEWAYS
- ° FULL BROKER COOPERATION
  - RUNWAY TO RICHES INCENTIVE PROGRAM

### LOCAL AMENITIES:

- ° FULL SERVICE HOTEL & CONFERENCE CENTER
- ° FULL SERVICE AIRPORT AND FBO
- ° MCCLELLAN FACILITY SERVICES (AVAILABLE FOR CONTRACT)
- ° ONSITE RESTAURANTS
- ° REGIONAL TRANSIT SHUTTLE TO LIGHTRAIL



McClellan Park

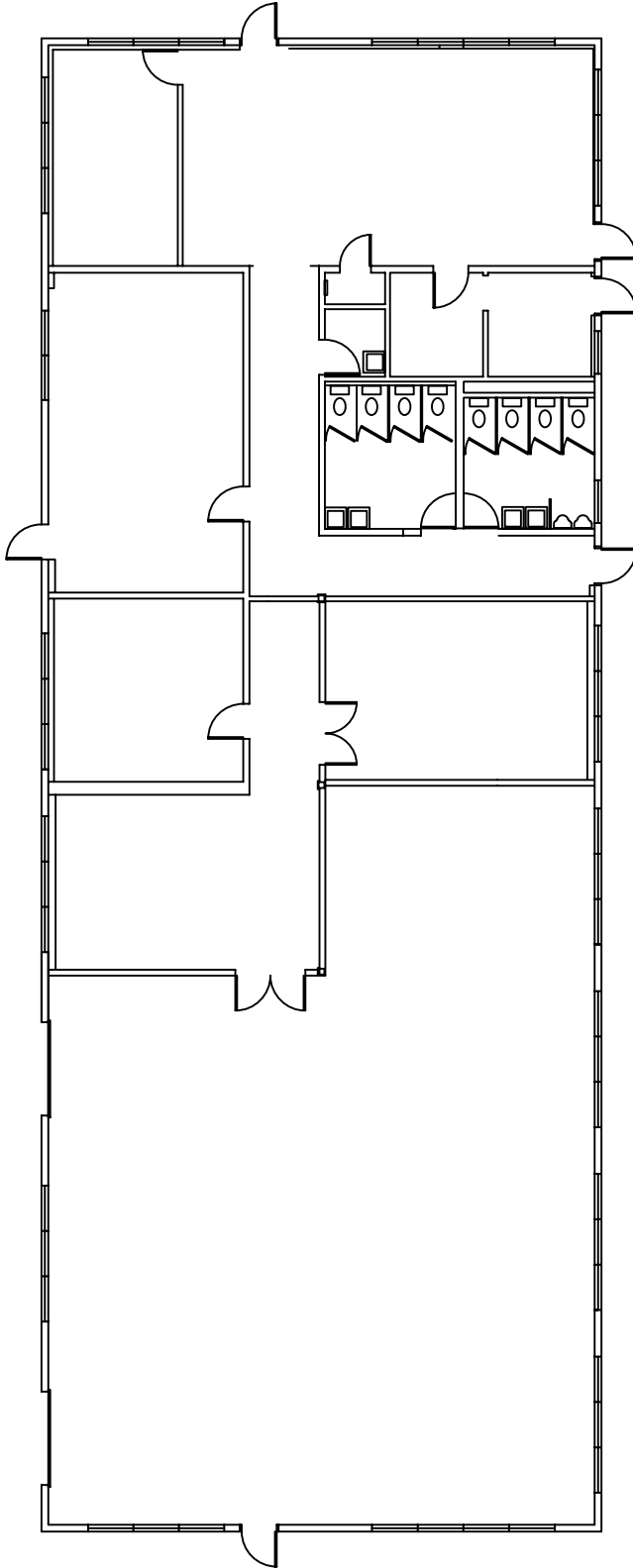
FOR MORE INFORMATION: 916.965.7100

# MCCLELLAN PARK

## FLOOR PLAN & LOCATION

BUILDING

**1040**



**5622 PRICE AVENUE  
MCCLELLAN, CA 95652**

**FROM WATT AVENUE  
NORTH:**

- LEFT ON JAMES WAY
- RIGHT ON PRICE AVENUE

**COME TO  
5622 PRICE AVENUE**

**MCCLELLAN PARK IS LOCATED  
WITHIN MINUTES OF LOCAL  
FREEWAYS.**

**RT PROVIDES TRANSIT  
THAT LINKS YOU FROM THE  
PARK TO THE LOCAL LIGHTRAIL.**

### **CONTACT:**

**KEN GIANNOTTI  
916.570.5374**

**GREG CUTLER  
916.570.5391**

**LEASING@MCCLELLANPARK.COM**

**WWW.MCCLELLANPARK.COM**