

# MCCLELLAN PARK

BUILDING

24

## OFFICE BUILDING

5025 ARNOLD AVENUE  
MCCLELLAN, CA 95652



### BUILDING FEATURES:

TOTAL BUILDING: 5,919 SF  
TOTAL AVAILABLE: 1,188 SF

- GREAT VISIBILITY
- OVERSIZED RESTROOMS
- NATURAL LIGHTING
- FIBER READY
- AMPLE PARKING: 4:1,000 SF
- 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

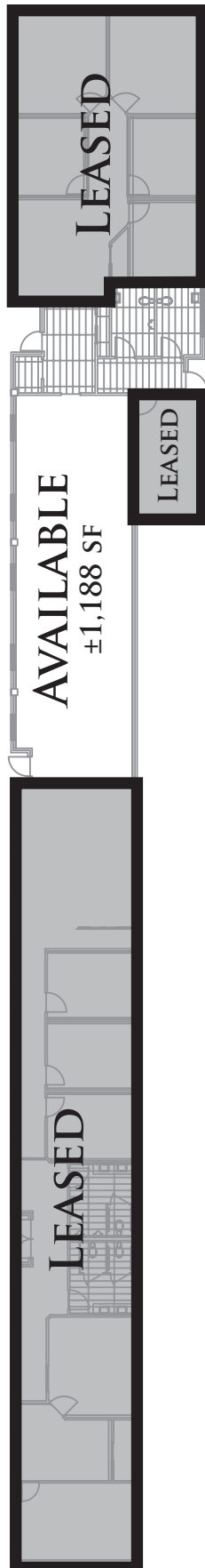
FOR MORE INFORMATION: 916.965.7100

# MCCLELLAN PARK

## FLOOR PLAN & LOCATION

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**5025 ARNOLD AVENUE  
MCCLELLAN, CA 95652**

**FROM WATT AVENUE  
NORTH:**

- › LEFT ON PEACEKEEPER WAY
- › LEFT ON ARNOLD AVENUE

**COME TO  
5025 ARNOLD AVENUE**

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

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

### **CONTACT:**

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