

MCCLELLAN PARK

OFFICE BUILDING

BUILDING

269



**5030-5116 DUDLEY BLVD
MCCLELLAN, CA 95652**

BUILDING FEATURES:

TOTAL BUILDING: 151,200 SF
DIVISIBLE MIN: 21,600 SF MAX: 151,200 SF

- ° ADJACENT TO CORPORATE COURTYARD
- ° IDEAL CALL-CENTER/OFFICE
- ° TENANT IMPROVEMENTS TO SUIT
- ° NATURAL LIGHTING
- ° FIBER READY
- ° BUILDING SIGNAGE OPPORTUNITY
- ° 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



FOR MORE INFORMATION: 916.965.7100

