

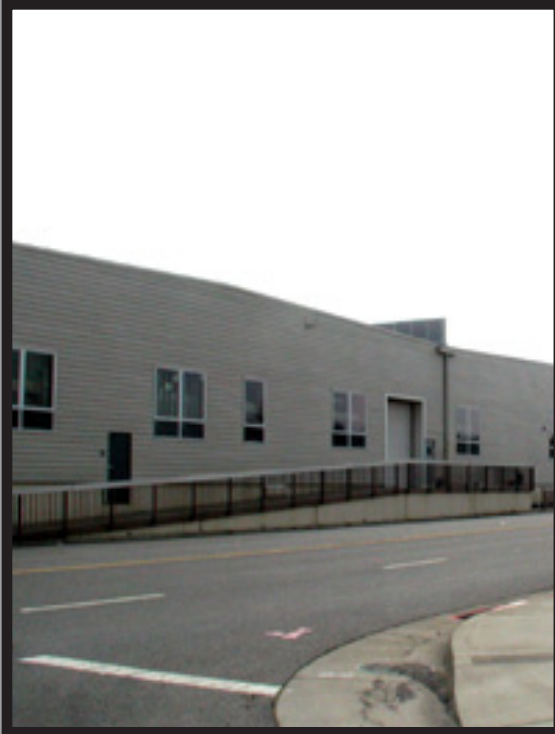
# MCCLELLAN PARK

## INDUSTRIAL BUILDING

BUILDING

347

**4915 43RD STREET  
MCCLELLAN, CA 95652**



### BUILDING FEATURES:

TOTAL BUILDING: 97,322 SF  
TOTAL AVAILABLE BAY B: 19,144 SF

- ° OFFICE SPACE: 500 SF
- ° COLUMN SPACING: 48X15
- ° CLEAR HEIGHT: 14'
- ° 2 DOCK LEVEL DOORS
- ° FIBER READY
- ° BUILDING SIGNAGE OPPORTUNITY
- ° AMPLE PARKING: 1:1,000
- ° ON-SITE SECURITY
- ° CLOSE PROXIMITY TO WATT & I-80 FREEWAYS
- ° FULL BROKER COOPERATION

### 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

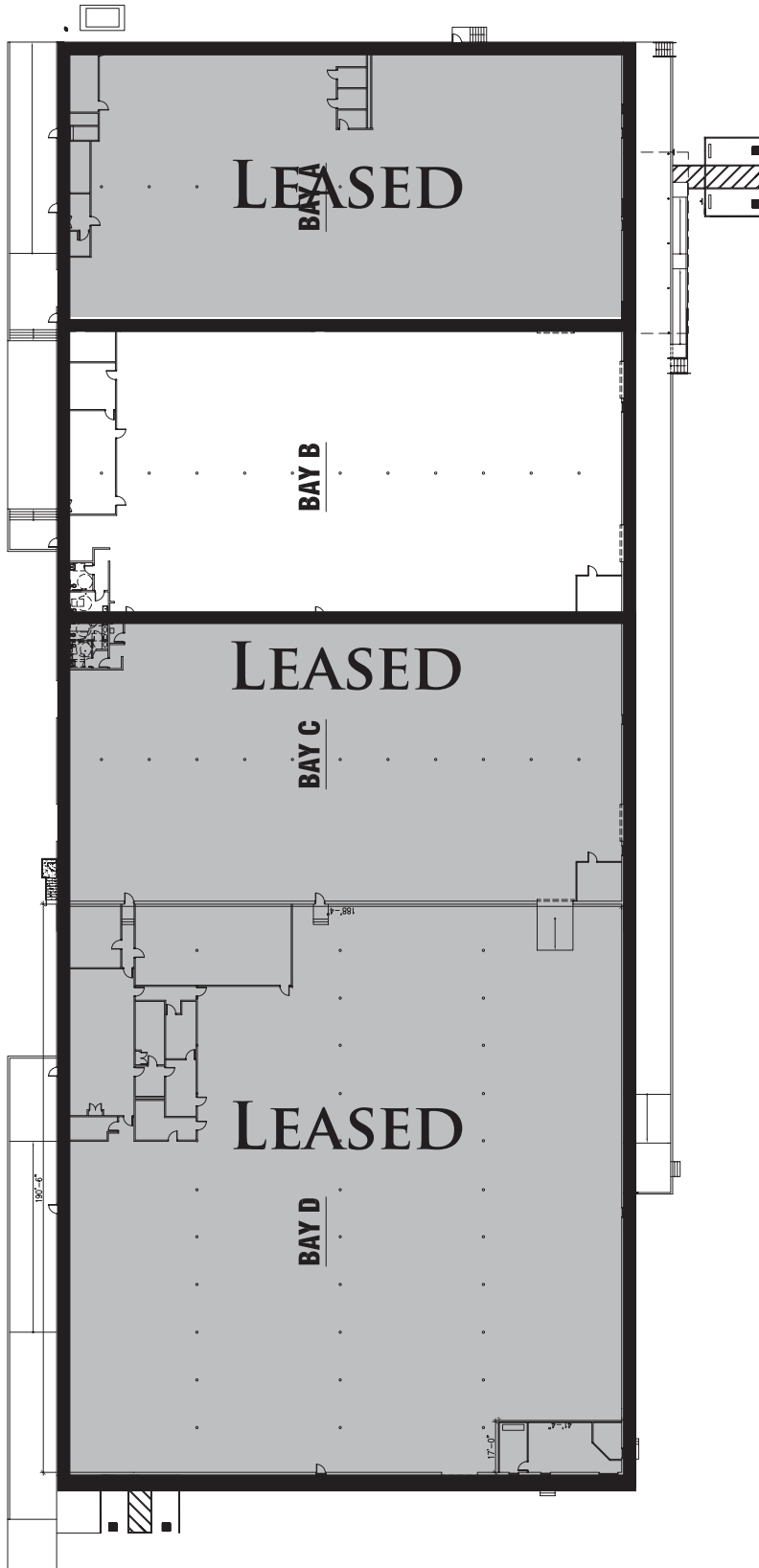
FOR MORE INFORMATION: 916.965.7100

# MCCLELLAN PARK

## FLOOR PLAN & LOCATION

BUILDING

347



4915 43RD STREET  
MCCLELLAN, CA 95652

FROM WATT AVENUE  
NORTH:

- › LEFT ON PEACEKEEPER WAY
- › LEFT ON ROBERTS AVENUE
- › RIGHT ON HOWARD STREET
- › LEFT ON 43RD STREET

COME TO  
4917 43RD STREET

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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