

# McCLELLAN PARK

## INDUSTRIAL BUILDING

BUILDING

368

**4920 46TH STREET  
McCLELLAN, CA 95652**



### BUILDING FEATURES:

TOTAL BUILDING: 42,112 SF  
TOTAL AVAILABLE: 6,133 SF

- ° OFFICE SPACE: TO SUIT
- ° COLUMN SPACING: 20X60
- ° CLEAR HEIGHT: 30'
- ° DOORS: DOCK ACCESS
- ° FIBER READY
- ° BUILDING SIGNAGE OPPORTUNITY
- ° AMPLE PARKING: 1:1,000
- ° ON-SITE SECURITY
- ° CLOSE TO WATT/WINTERS & 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

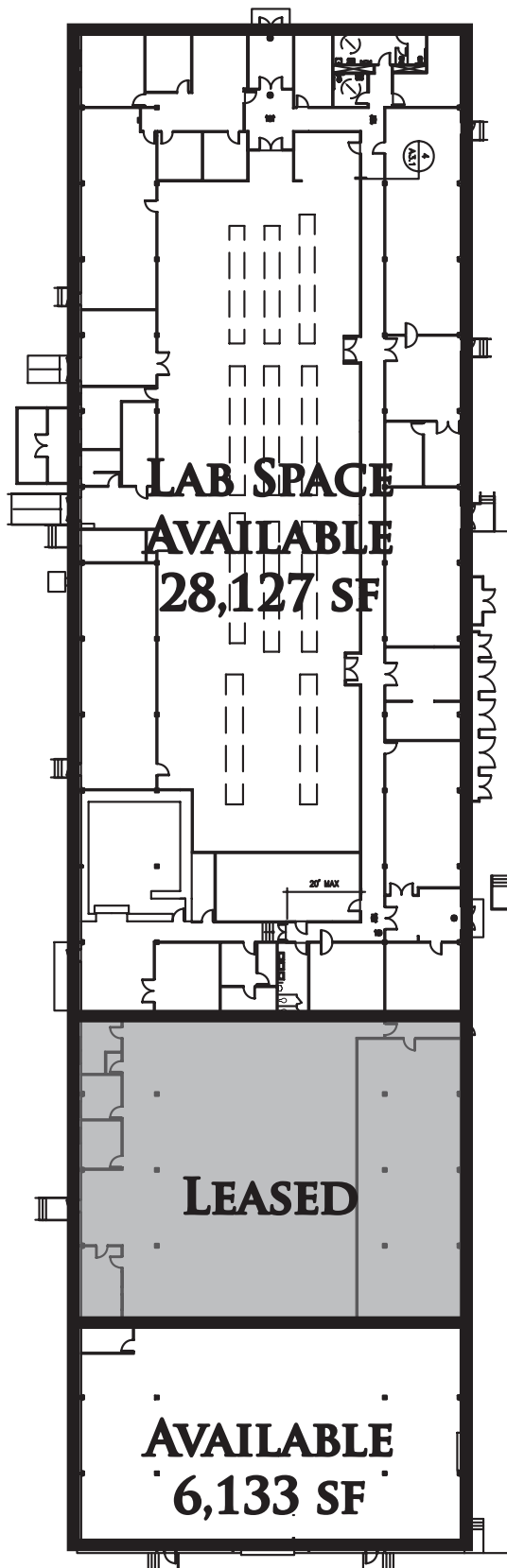
FOR MORE INFORMATION: 916.965.7100

# MCCLELLAN PARK

## FLOOR PLAN & LOCATION

BUILDING

368



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MCCLELLAN, CA 95652**

**FROM WATT AVENUE  
NORTH:**

- › LEFT ON PEACEKEEPER WAY
- › LEFT ON LUCE AVENUE
- › RIGHT ON BAILEY LOOP
- › LEFT ON 46TH STREET

**COME TO  
4920 46TH 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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