

# McCLELLAN PARK

## INDUSTRIAL BUILDING

BUILDING

640

**4242 FORCUM AVENUE  
McCLELLAN, CA 95652**

### BUILDING FEATURES:

TOTAL BUILDING: 123,000 SF  
DIVISIBLE MIN: 20,000 SF

- OFFICE SPACE: BUILD TO SUIT
- COLUMN SPACING: 60 X 40
- CLEAR HEIGHT: 14' LOW, 30' HIGH
- GRADE/DOCK ACCESS
- YARD: ±2 ACRES
- CLOSE PROXIMITY TO RAIL TEAM TRACK
- FIBER READY
- BUILDING SIGNAGE OPPORTUNITY
- AMPLE PARKING: 1:1,000
- ON-SITE SECURITY
- CLOSE PROXIMITY TO WINTERS ST & I-80
- 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

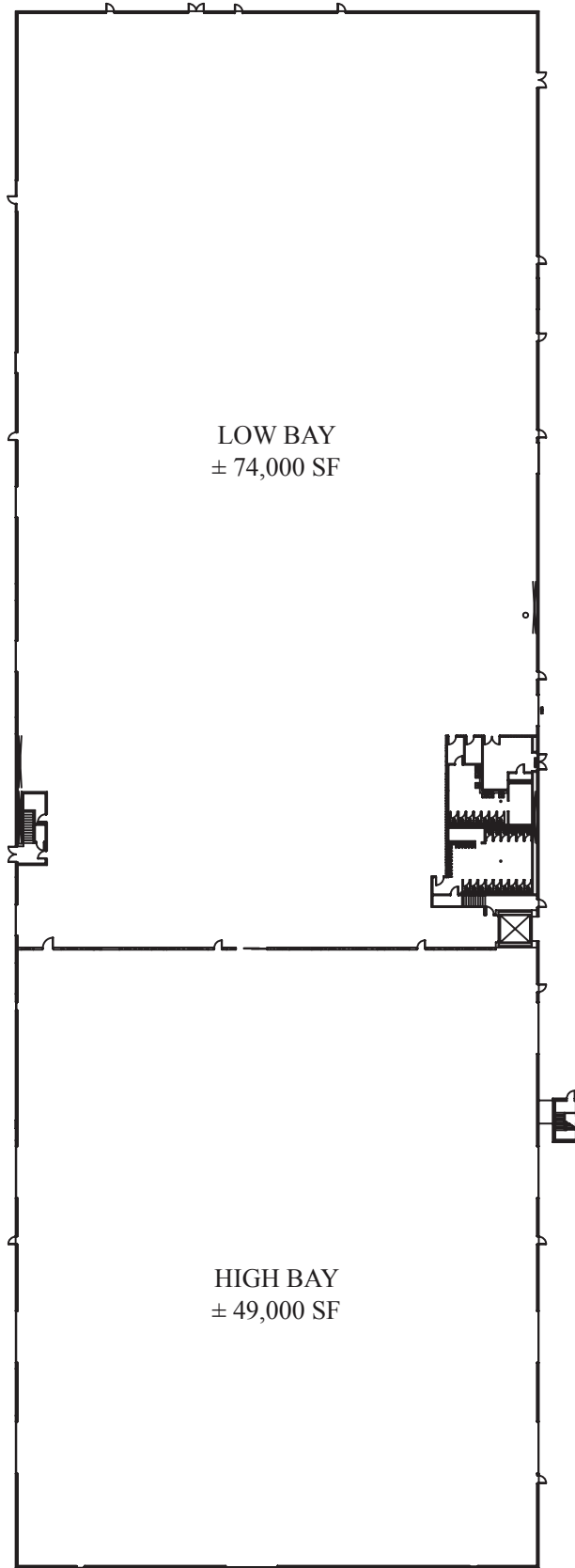
FOR MORE INFORMATION: 916.965.7100

# MCCLELLAN PARK

## FLOOR PLAN & LOCATION

BUILDING

640



FIRST FLOOR

4242 FORCUM AVENUE  
MCCLELLAN, CA 95652

FROM WINTERS STREET  
NORTH:

- › RIGHT ON MCCLELLAN PARK DR
- › LEFT ON FORCUM AVENUE

COME TO  
4242 FORCUM 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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