

# MCCLELLAN PARK

## INDUSTRIAL BUILDING

BUILDING

700

**4522 PARKER AVENUE  
MCCLELLAN, CA 95652**

### BUILDING FEATURES:

TOTAL BUILDING: 110,000 SF  
TOTAL AVAILABLE: 76,000 SF  
DIVISIBLE: MIN: 10,000 SF

- OFFICE SPACE: BTS
- COLUMN SPACING: FREE SPAN
- CLEAR HEIGHT: SIDE: 14' CENTER: 30'
- GRADE ACCESS
- YARD: 5 ACRES
- BUILDING SIGNAGE OPPORTUNITY
- AMPLE PARKING: 1:1,000
- ON-SITE SECURITY
- CLOSE PROXIMITY TO WINTERS & 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

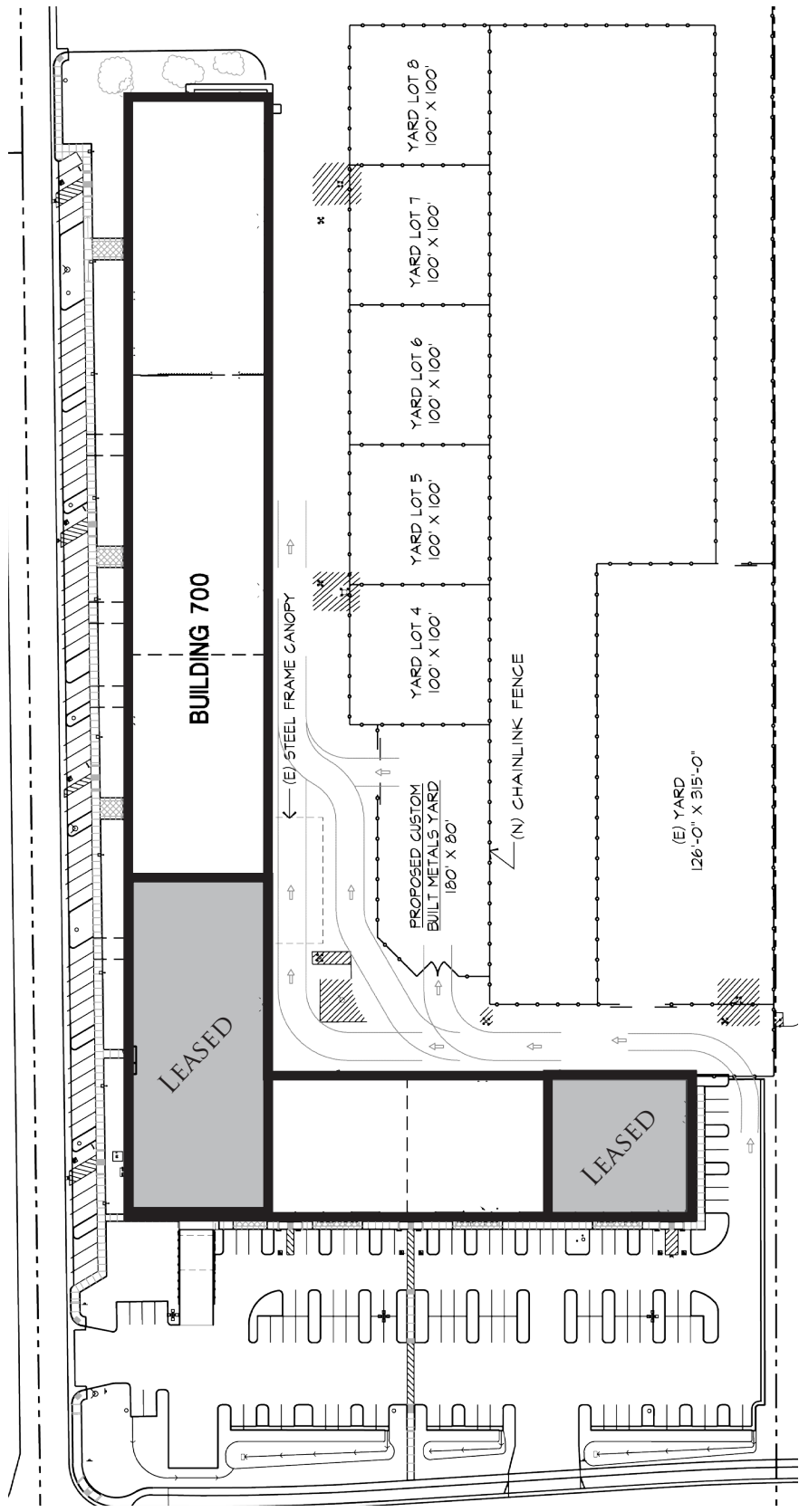
FOR MORE INFORMATION: 916.965.7100

# MCCLELLAN PARK

## FLOOR PLAN & LOCATION

BUILDING

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4522 PARKER AVENUE  
MCCLELLAN, CA 95652

FROM WINTERS STREET  
NORTH:

- › LEFT ON BELL AVENUE
- › RIGHT ON PARKER AVENUE

COME TO  
4522 PARKER 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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