

# McCLELLAN PARK

## INDUSTRIAL BUILDING

BUILDING

1439



**5806 PERRIN AVENUE  
McCLELLAN, CA 95652**

### BUILDING FEATURES:

TOTAL BUILDING: 13,020 SF

- ° OFFICE SPACE: BUILD TO SUIT
- ° COLUMN SPACING: FREE SPAN
- ° CLEAR HEIGHT: 11'4" (PEAK) 9'4" (LOW)
- ° GRADE LEVEL DOORS: 3(8X10) (10X12) (9X10) (10X10) (8X12)
- ° YARD: 10,000SF-4 ACRES
- ° FIBER READY
- ° BUILDING SIGNAGE OPPORTUNITY
- ° AMPLE PARKING: 1:1,000
- ° 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



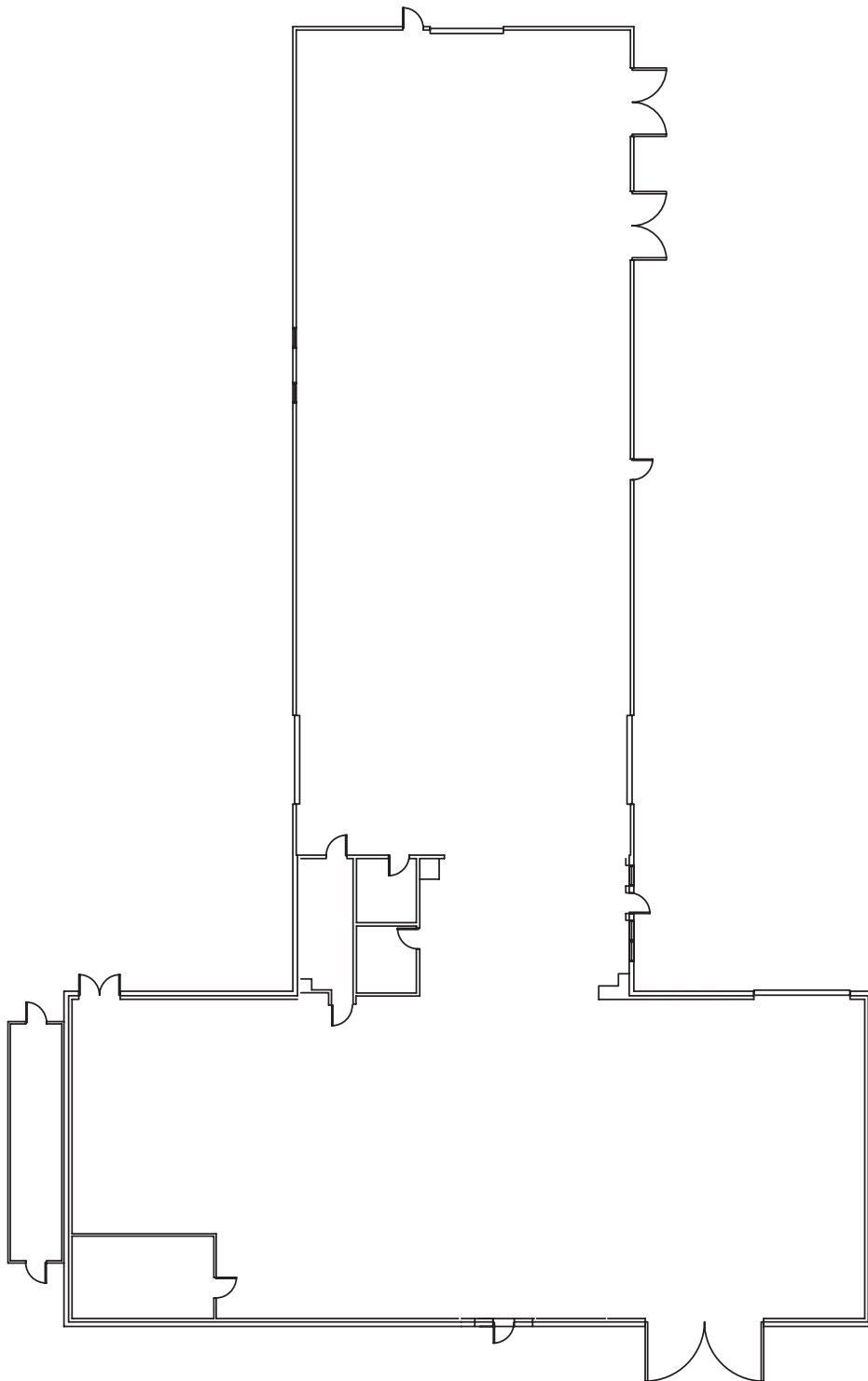
FOR MORE INFORMATION: 916.965.7100

# MCCLELLAN PARK

## FLOOR PLAN & LOCATION

BUILDING

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**5806 PERRIN AVENUE  
MCCLELLAN, CA 95652**

**FROM WATT AVENUE  
NORTH:**

- › LEFT ON JAMES WAY
- › RIGHT ON PERRIN AVE

**COME TO  
5806 PERRIN 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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