

McCLELLAN PARK

BUILDING

25

INDUSTRIAL BUILDING

**5048 ARNOLD AVENUE
McCLELLAN, CA 95652**

BUILDING FEATURES:

TOTAL BUILDING: 3,854 SF

- ° OFFICE SPACE: 1,000 SF
- ° COLUMN SPACING: FREE SPAN
- ° CLEAR HEIGHT: 14'
- ° 1 GRADE LEVEL DOOR: 10X14
- ° YARD: 10,000 SF - FENCED/PAVED
- ° 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



McClellan Park

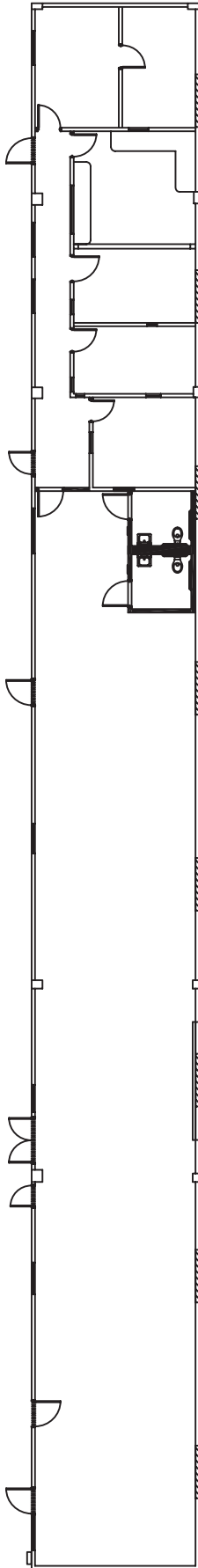
FOR MORE INFORMATION: 916.965.7100

MCCLELLAN PARK

FLOOR PLAN & LOCATION

BUILDING

25



**5048 ARNOLD AVENUE
MCCLELLAN, CA 95652**

**FROM WATT AVENUE
NORTH:**

- › LEFT ON PEACEKEEPER WAY
- › LEFT ON ARNOLD AVENUE

**COME TO
5048 ARNOLD 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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