

# McCLELLAN PARK

## INDUSTRIAL BUILDING

BUILDING

263



**5019-5111 ROBERTS AVE  
McCLELLAN, CA 95652**

### BUILDING FEATURES:

TOTAL BUILDING: 98,133 SF  
DIVISIBLE MIN: 9,500 SF MAX: 59,066 SF

- OFFICE SPACE: VARIOUS
- COLUMN SPACING: FREE SPAN
- CLEAR HEIGHT: UP TO 14'
- DOORS: VARIOUS GRADE LEVEL
- IDEAL CALL-CENTER/OFFICE/WAREHOUSE
- TENANT IMPROVEMENTS TO SUIT
- FIBER READY
- BUILDING SIGNAGE OPPORTUNITY
- AMPLE PARKING: 4:1,000 SF
- 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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5019-5111 ROBERTS AVE  
MCCLELLAN, CA 95652

FROM WATT AVENUE  
NORTH:

- › LEFT ON PEACEKEEPER WAY
  - › LEFT ON ROBERTS AVENUE
- COME TO  
5019-5111 ROBERTS 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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