

MCCLELLAN PARK

OFFICE BUILDING

BUILDING

336



**4907 ARNOLD AVENUE
MCCLELLAN, CA 95652**

BUILDING FEATURES:

TOTAL BUILDING: 22,241 SF
TOTAL AVAILABLE: 22,241 SF

- ° 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



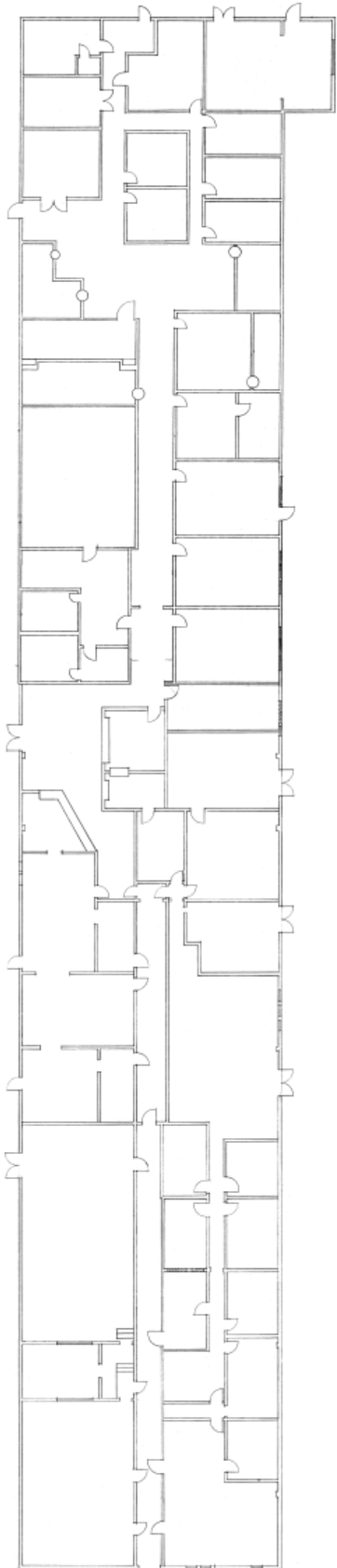
FOR MORE INFORMATION: 916.965.7100

MCCLELLAN PARK

FLOOR PLAN & LOCATION

BUILDING

336



**4907 ARNOLD AVENUE
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**FROM WATT AVENUE
NORTH:**

- LEFT ON PEACEKEEPER WAY
- LEFT ON ARNOLD AVENUE

**COME TO
4907 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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