

# MCCLELLAN PARK

## INDUSTRIAL BUILDING

BUILDING

354



**3200 HOWARD STREET  
MCCLELLAN, CA 95652**

### BUILDING FEATURES:

TOTAL BUILDING: 23,900 SF

- ° OFFICE SPACE: 5,000 SF
- ° COLUMN SPACING: 19X19
- ° CLEAR HEIGHT: 14'
- ° DOORS: (16X9) (11X10) (11X10)
- ° 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



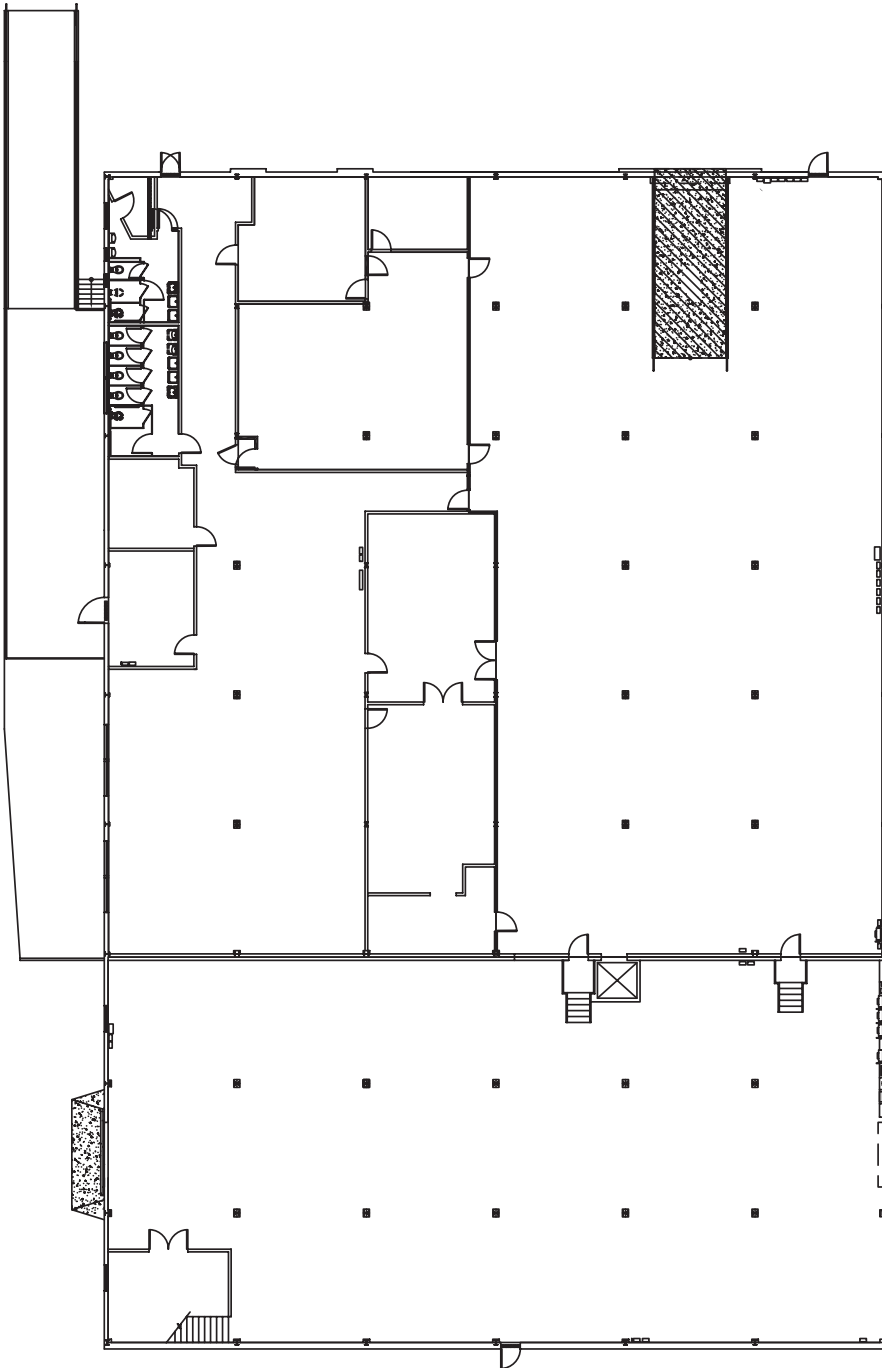
FOR MORE INFORMATION: 916.965.7100

# MCCLELLAN PARK

## FLOOR PLAN & LOCATION

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**3200 HOWARD STREET  
MCCLELLAN, CA 95652**

**FROM WATT AVENUE  
NORTH:**

- › LEFT ON PEACEKEEPER WAY
- › LEFT ON DUDLEY BLVD
- › RIGHT ON HOWARD STREET

**COME TO  
3200 HOWARD STREET**

**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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