

McCLELLAN PARK

LAB BUILDING

BUILDING

368

4920 46TH STREET
McCLELLAN, CA 95652



BUILDING FEATURES:

TOTAL BUILDING: 42,112 SF
TOTAL AVAILABLE: 28,127 SF

- TENANT IMPROVEMENTS TO SUIT
- LAB SPACE
- PRIVATE OFFICES
- DOCK AND GRADE LEVEL DOORS
- 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

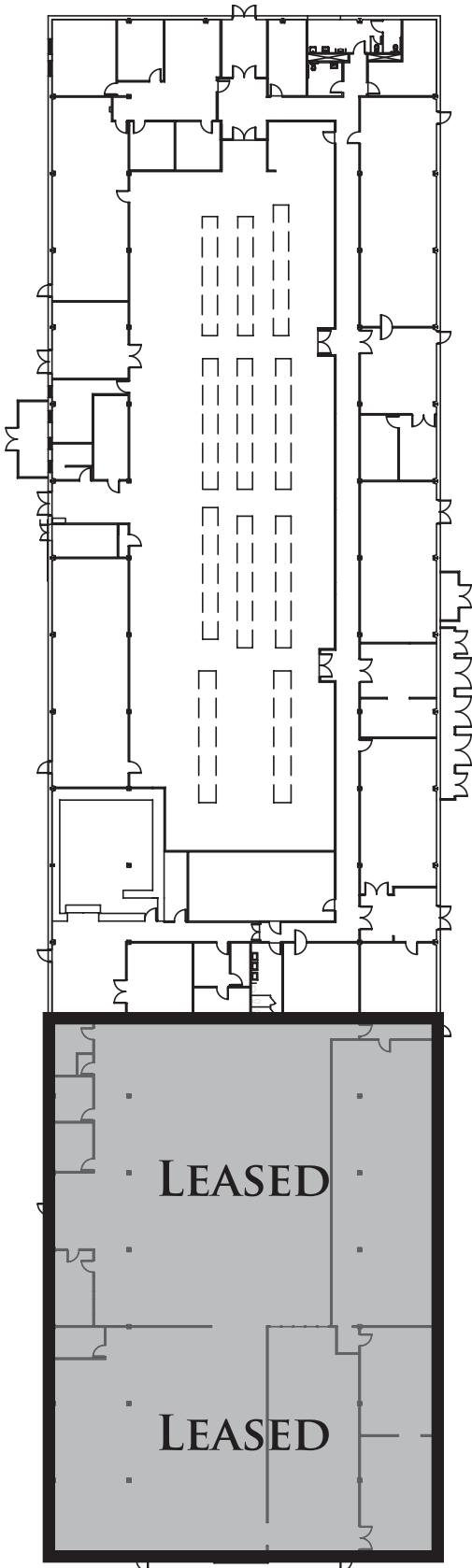
FOR MORE INFORMATION: 916.965.7100

MCCLELLAN PARK

FLOOR PLAN & LOCATION

BUILDING

368



**4920 46TH STREET
MCCLELLAN, CA 95652**

**FROM WATT AVENUE
NORTH:**

- › LEFT ON PEACEKEEPER WAY
- › LEFT ON LUCE AVENUE
- › RIGHT ON BAILEY LOOP
- › LEFT ON 46TH STREET

**COME TO
4920 46TH 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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