

MCCLELLAN PARK

OFFICE BUILDING

BUILDING

929



**5431 ARNOLD AVENUE
MCCLELLAN, CA 95652**

BUILDING FEATURES:

TOTAL BUILDING: 4,621 SF

- ° PRIVATE OFFICES
- ° 2 GRADE LEVEL DOORS
- ° 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



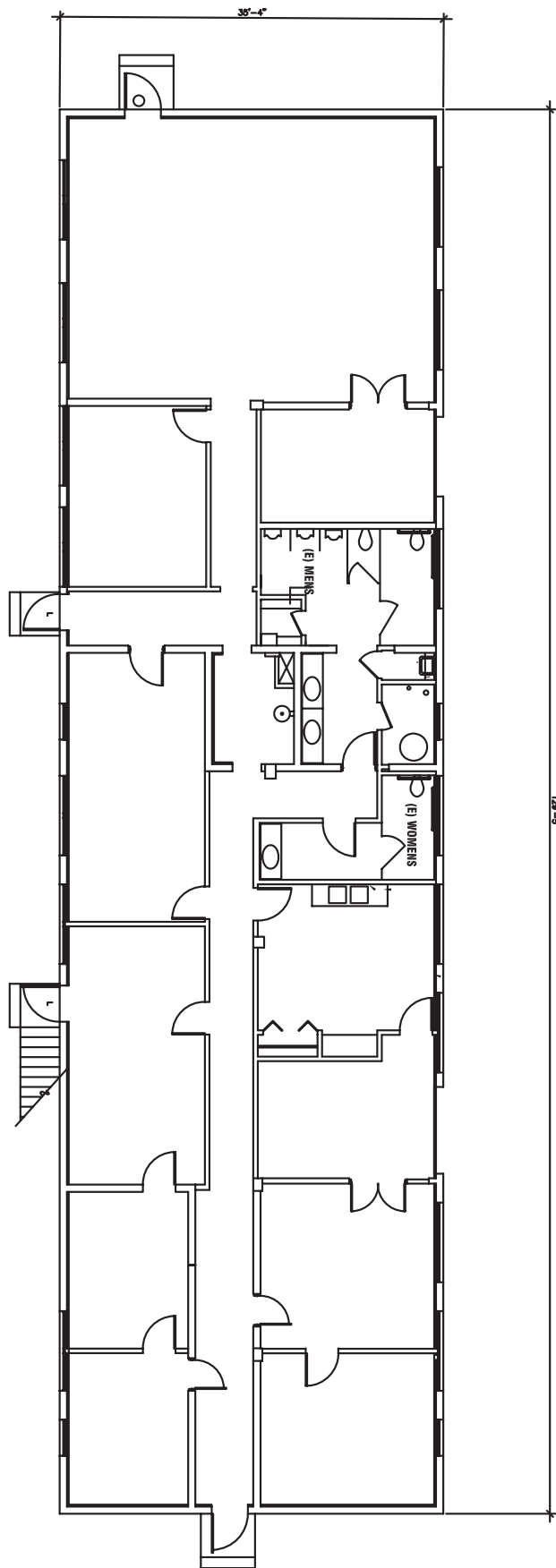
FOR MORE INFORMATION: 916.965.7100

MCCLELLAN PARK

FLOOR PLAN & LOCATION

BUILDING

929



5431 ARNOLD AVENUE
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FROM WATT AVENUE
NORTH:

- › LEFT ON PALM STREET
- › RIGHT ON ARNOLD AVENUE

COME TO
5431 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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