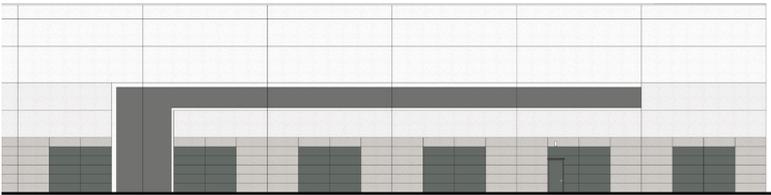


# McClellan Logistics Center

389,029 SF Logistics / Warehouse Buildings



28-32' CLEAR HEIGHT

9'X10' DOCKS

ESFR FIRE SUPPRESSION SYSTEM

50'X54' COLUMN SPACING

#### LOCATION

WINTERS STREET / McCLELLAN PARK DRIVE, McCLELLAN

#### PROJECT BEGINS

SPRING 2021

#### DEVELOPER/OWNER

McCLELLAN BUSINESS PARK



**McCLELLAN  
PARK**



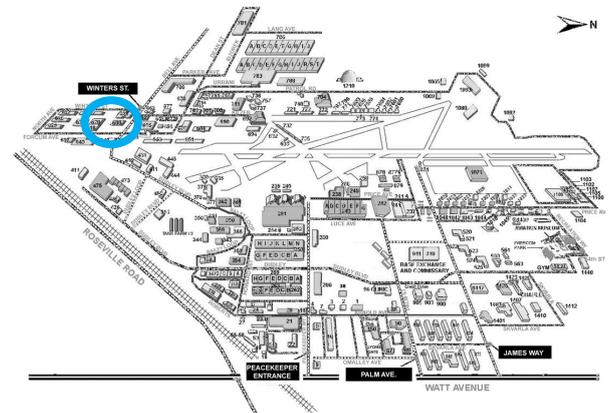
Ken Giannotti • John Knauer



Office: 916 965-7100



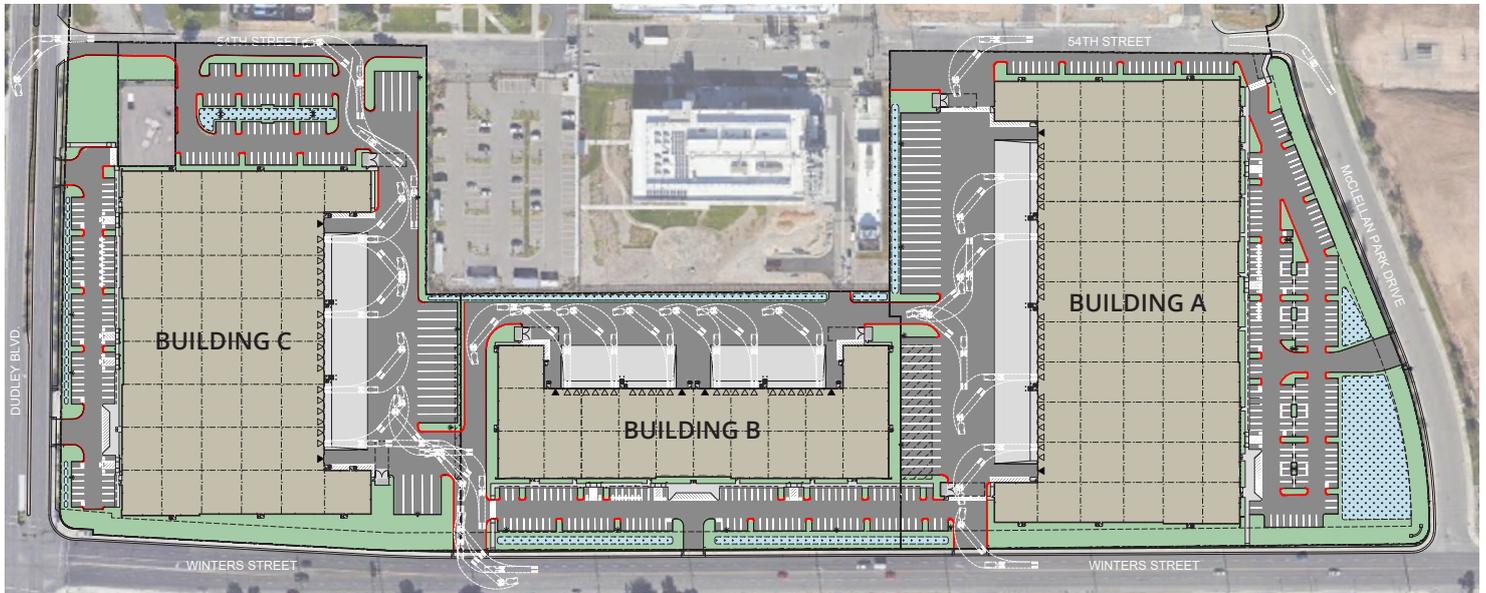
Email: [Leasing@McClellanPark.com](mailto:Leasing@McClellanPark.com)



[MCCLELLANPARK.COM](http://MCCLELLANPARK.COM)

# McClellan Logistics Center

389,029 SF Logistics / Warehouse Buildings



## Building Features

**Building A: 170,033 SF**

**Building B: 76,016 SF**

**Building C: 142,980 SF**

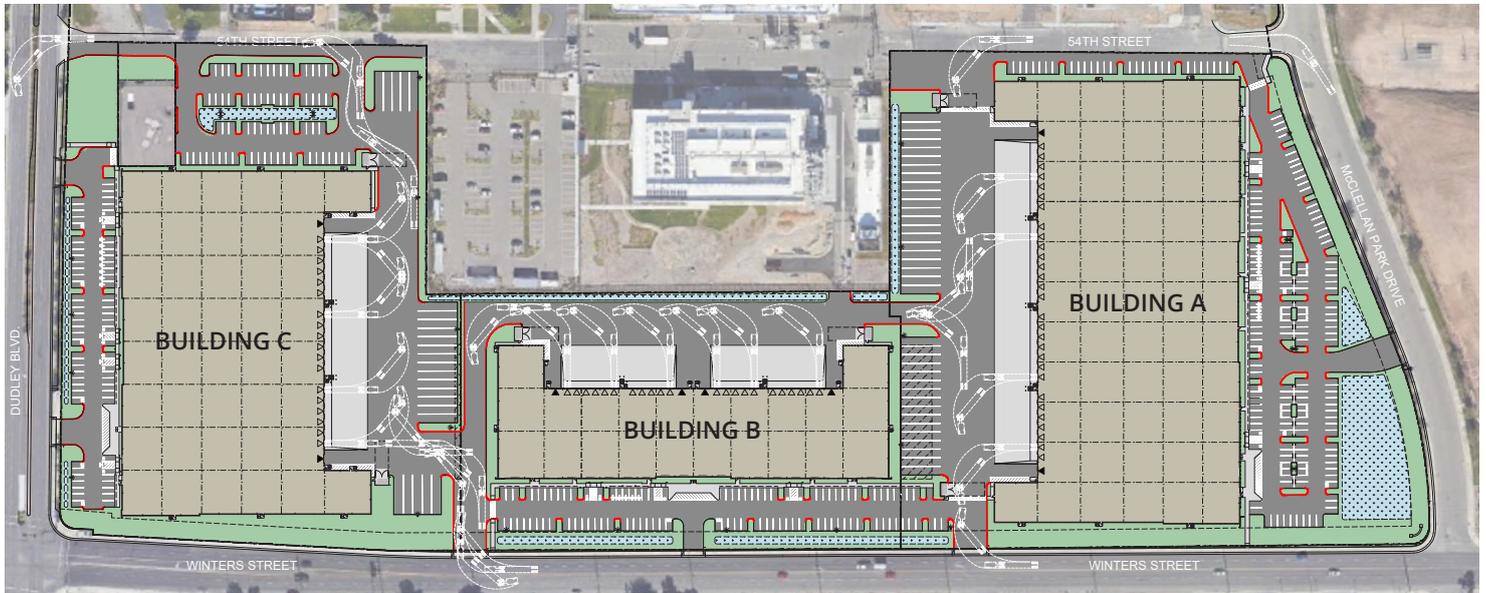
- ✓ Cross dock loading with 130' truck courts
- ✓ 9' x 10' Dock doors
- ✓ 28-32' Clear height
- ✓ 50' x 54' Column spacing
- ✓ Up to 2,000 Amps - 480V
- ✓ Auto and truck/trailer parking
- ✓ ESFR Fire Suppression System
- ✓ Interstate 80 visibility

## Services & Amenities

- ✓ Onsite full service hotel
- ✓ Onsite meeting & event services
- ✓ Onsite full service airport and FBO
- ✓ Onsite McClellan facility services (available for contract)
- ✓ Onsite restaurants
- ✓ Regional transit shuttle to light rail
- ✓ Close proximity to Watt & I-80 Freeways
- ✓ 24/7/365 onsite security patrol
- ✓ California Family Fitness onsite
- ✓ Residential apartments & homes for rent
- ✓ Full broker cooperation

# McClellan Logistics Center

389,029 SF Logistics / Warehouse Buildings



## BUILDING C

142,980 SF  
32' Clear height  
150 Parking stalls  
Parking: 1.1:1000 SF  
18 Dock positions  
2 grade level roll up doors  
24 Trailer parking stalls

## BUILDING B

76,016 SF  
28' Clear height  
98 Parking stalls  
Parking: 1.3:1000 SF  
22 Dock positions  
4 grade level roll up doors

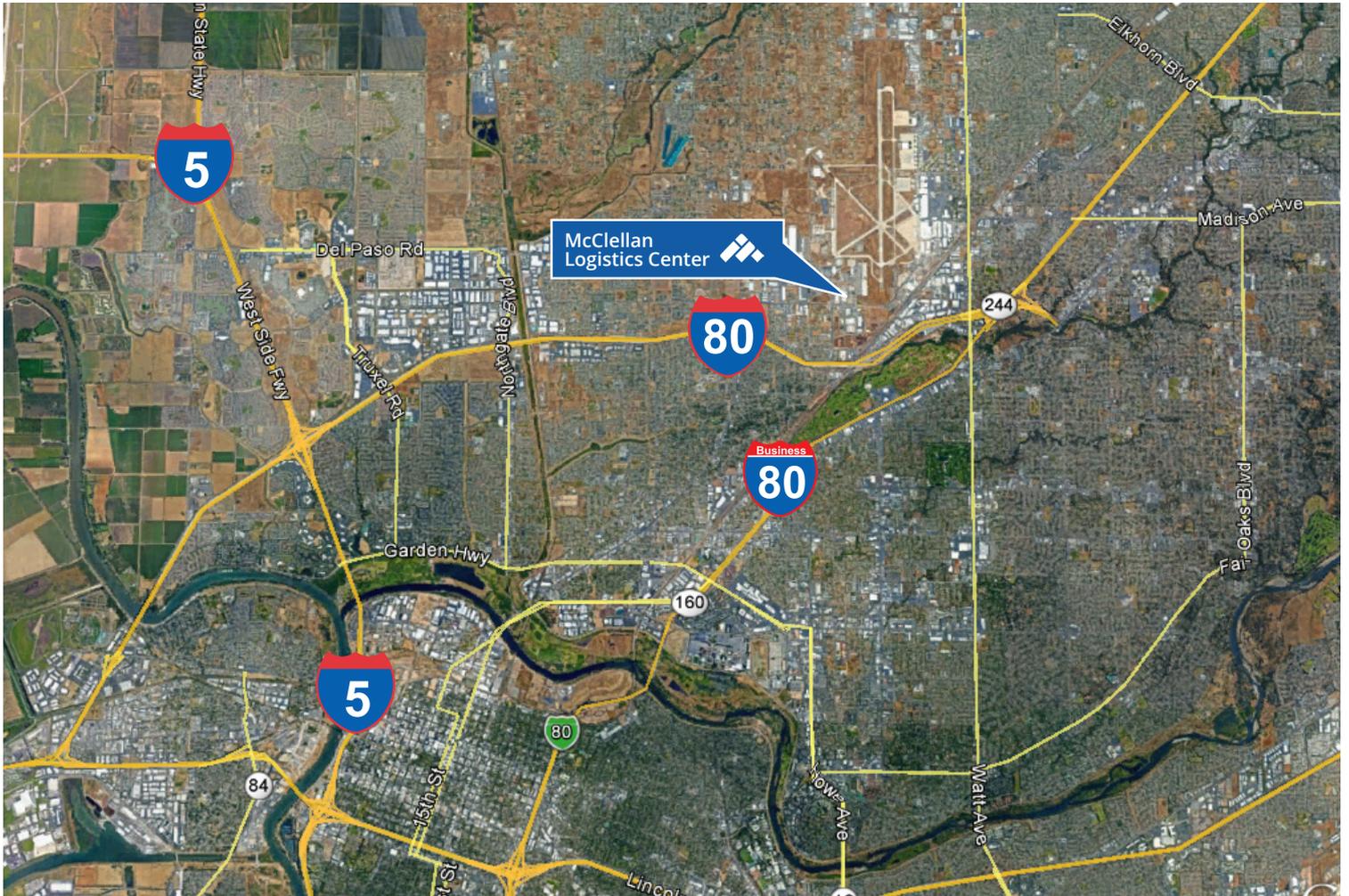
## BUILDING A

170,033 SF  
32' Clear height  
193 Parking stalls  
Parking: 1:1000 SF  
25 Dock positions  
2 grade level roll up doors  
37 Trailer parking stalls

# McClellan Logistics Center

389,029 SF Logistics / Warehouse Buildings

## PRIME LOCATION



I-80 Visibility and 1/4 Mile I-80 Access  
Minutes to I-5  
Access to Rail Service

MORE INFORMATION  
[www.McClellanPark.com](http://www.McClellanPark.com)