

FOR LEASE • BUILDING 711E

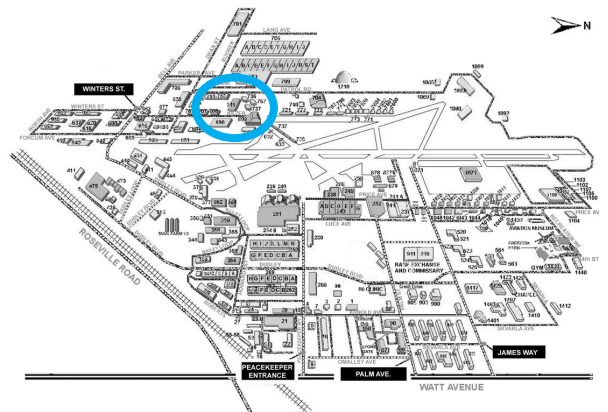
5,069 SF • 4710 Patrol Road, McClellan



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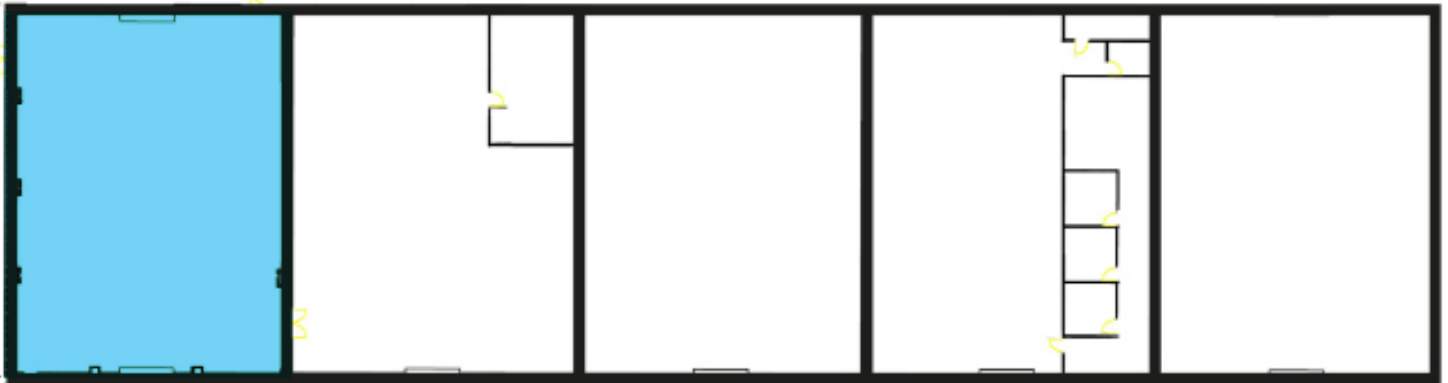
BAY E

BAY D

BAY C

BAY B

BAY A



Building Features

Building Size: 26,282 SF

Bay E Size: 5,069 SF

- ✓ Dead storage
- ✓ Fenced yard
- ✓ 2 grade level doors (10'x15' & 9'x20')
- ✓ Fiber ready
- ✓ Shared common restroom
- ✓ Building signage opportunity
- ✓ Ample parking: 1:1,000 SF

Services & Amenities

- ✓ Onsite full service hotel
- ✓ Onsite meeting & event services
- ✓ Onsite full service airport and FBO
- ✓ Onsite restaurants
- ✓ Regional transit shuttle to lightrail
- ✓ Close proximity to Watt & I-80 Freeways
- ✓ 24/7/365 onsite security patrol
- ✓ Residential apartments & homes for rent
- ✓ Full broker cooperation

