

FOR LEASE • BUILDING 250 N, Suite 100

8,768 SF • 5016 Luce Avenue McClellan, CA 95652

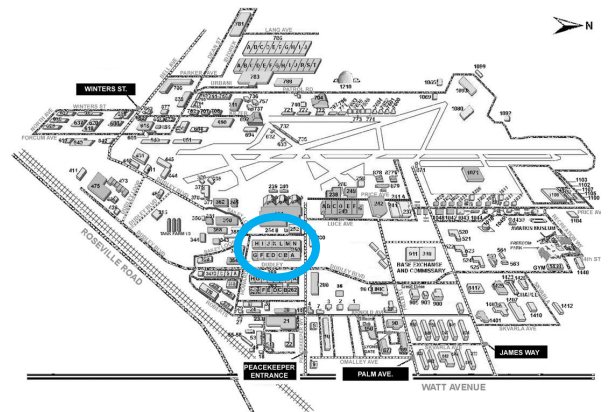


**McCLELLAN
PARK**

 Jason Klier • Jennifer Lewis

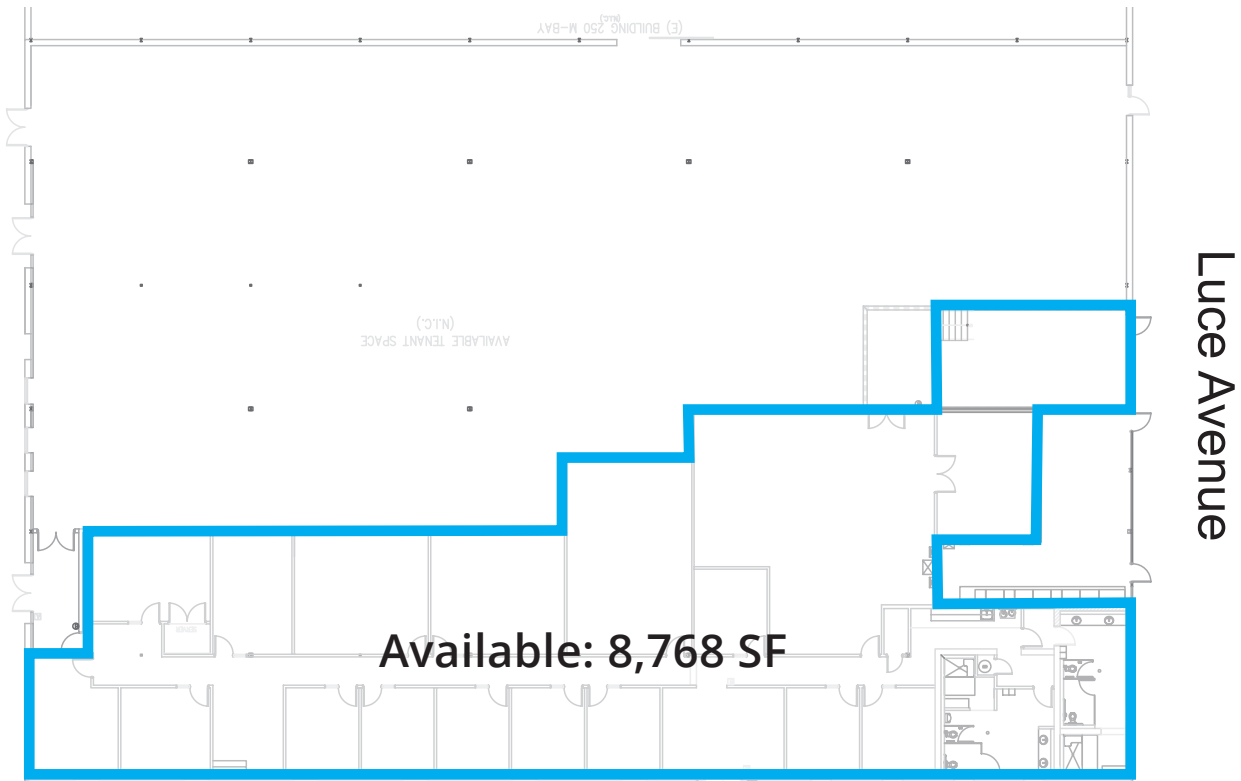
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Building Features

Office: 6,174 SF

Storage: 2,594 SF

- ✓ Adjacent to active outdoor areas
- ✓ Second generation space with TIs to suit
- ✓ Oversize rollup door w/ dock platform
- ✓ Indoor Storage
- ✓ Large private offices
- ✓ Fiber optic internet connection
- ✓ Extensive glass line
- ✓ Building signage opportunity
- ✓ Ample parking at 4 stalls per 1,000 SF

Services & Amenities

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