

**CBRE**

**NOW LEASING**

*One Campus. Endless Opportunity.*

McClellan, CA



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**McCLELLAN  
PARK**

# PROPERTY AVAILABILITY

- 5022 BAILEY LOOP | BUILDING 355  
**±21,958 RSF**

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- 5016 LUCE AVE | BUILDING 250 N  
**±8,768 RSF**

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- 5019 DUDLEY BLVD | BUILDING 250 F\*  
**±21,507-43,014 RSF**

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- 5029 DUDLEY BLVD | BUILDING 250 E\*  
**±21,507-43,014 RSF**

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- 5030 DUDLEY BLVD | BUILDING 250 F\*\*  
**±21,600-64,800 RSF**

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- 5030 DUDLEY BLVD | BUILDING 250 G\*\*  
**±21,600-64,800 RSF**

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- 5030 DUDLEY BLVD | BUILDING 250 H\*\*  
**±21,600-64,800 RSF**

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*\*5019 & 5029 Dudley Blvd, Bldgs. E & F contiguous up to ±43,014 RSF.*

*\*\*5030 Dudley Blvd, Bldgs. 250 F, G, H contiguous up to ±64,800 RSF.*



# BUILDING PARK OVERVIEW | AMENITIES



## One Campus. Endless Opportunity.



**BLDG. 355**  
5022 BAILEY LOOP

**BLDG. 250**  
5012-5016 LUCE AVE &  
5019-5030 DUDLEY BLVD

### LEGEND

[CLICK TO ENLARGE VIEW](#)



- |  |                               |
|--|-------------------------------|
| 1. KeyPoint Credit Union               | 15. Starbucks                 |
| 2. Broadview Federal Credit Union      | 16. Panda Express             |
| 3. Dollar Tree                         | 17. Popeyes Louisiana Kitchen |
| 4. Texaco                              | 18. Jack In The Box           |
| 5. ARCO                                | 19. McDonald's                |
| 6. Quick Fuel                          | 20. Subway                    |
| 7. Chevron ExtraMile                   | 21. Carl's Jr.                |
| 8. ARCO                                | 22. Louisiana Fried Chicken   |
| 9. Shell                               | 23. Taco Bell                 |
| 10. Chevron ExtraMile                  | 24. CubeSmart                 |
| 11. 76                                 | 25. Public Storage            |
| 12. Defense Commissary Agency (DeCA)   | 26. Storage Pros              |
| 13. Planet Fitness                     |                               |
| 14. Americas Best Value Inn by Sonesta |                               |



# PROPERTY HIGHLIGHTS



- On-Site Meeting and Event Center



- On-Site Full Service Hotel



- On-Site Full Service Airport and FBO



- On-Site Restaurants



- 24/7/365 On-Site Security Patrol



- Regional Transit Shuttle to Light Rail



- Close Proximity to Watt Ave & I-80/Bus-80 Highways



- Residential Apartments and Homes For Rent within the Park



- Full Broker Cooperation



- Opportunities for On-Site Generators



- Opportunities for Fenced/Secured Parking



- Opportunities for Rooftop Antennas



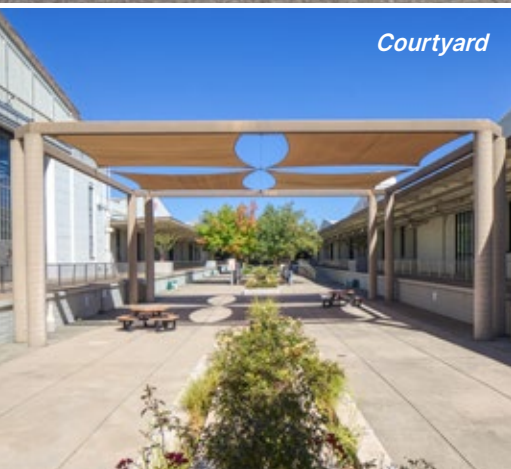
# PROPERTY PHOTOS



*5019 Dudley Blvd*



*5022 Bailey Loop*



*Courtyard*



*Monument Signage*



*Water Tower*

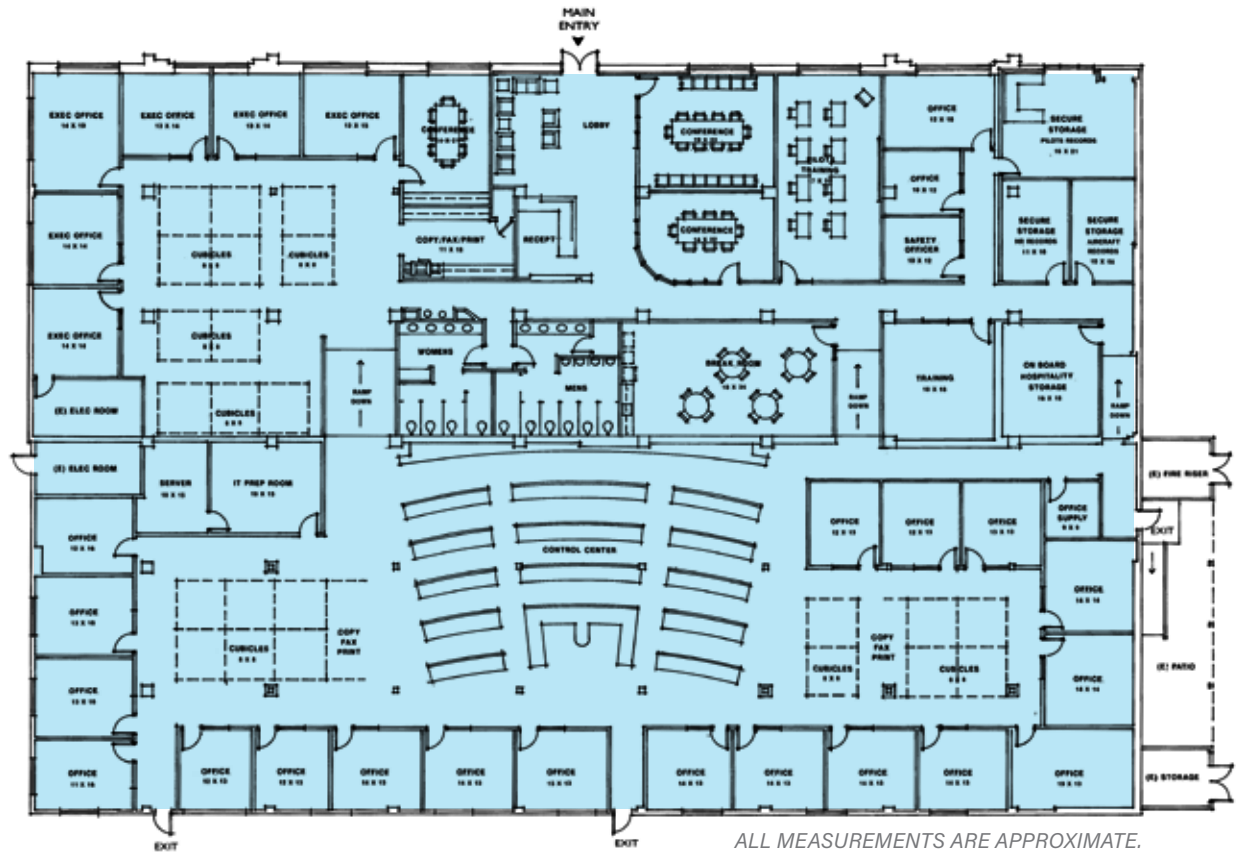
# FLOOR PLAN | 5022 Bailey Loop | Building 355



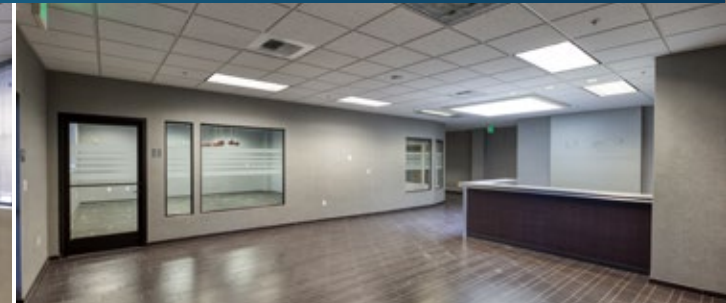
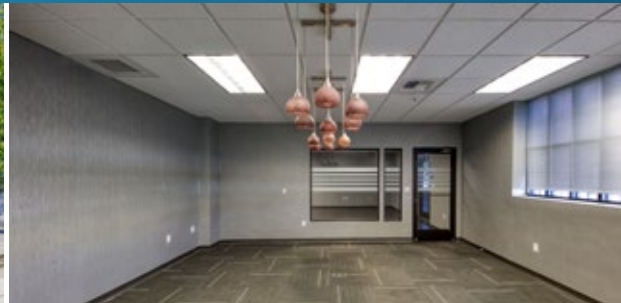
Available ±21,958 RSF

## BUILDING FEATURES:

- Private offices
- Open work space
- Multiple conference areas available
- Fiber ready
- Building signage opportunity



## BUILDING 355 PHOTOS



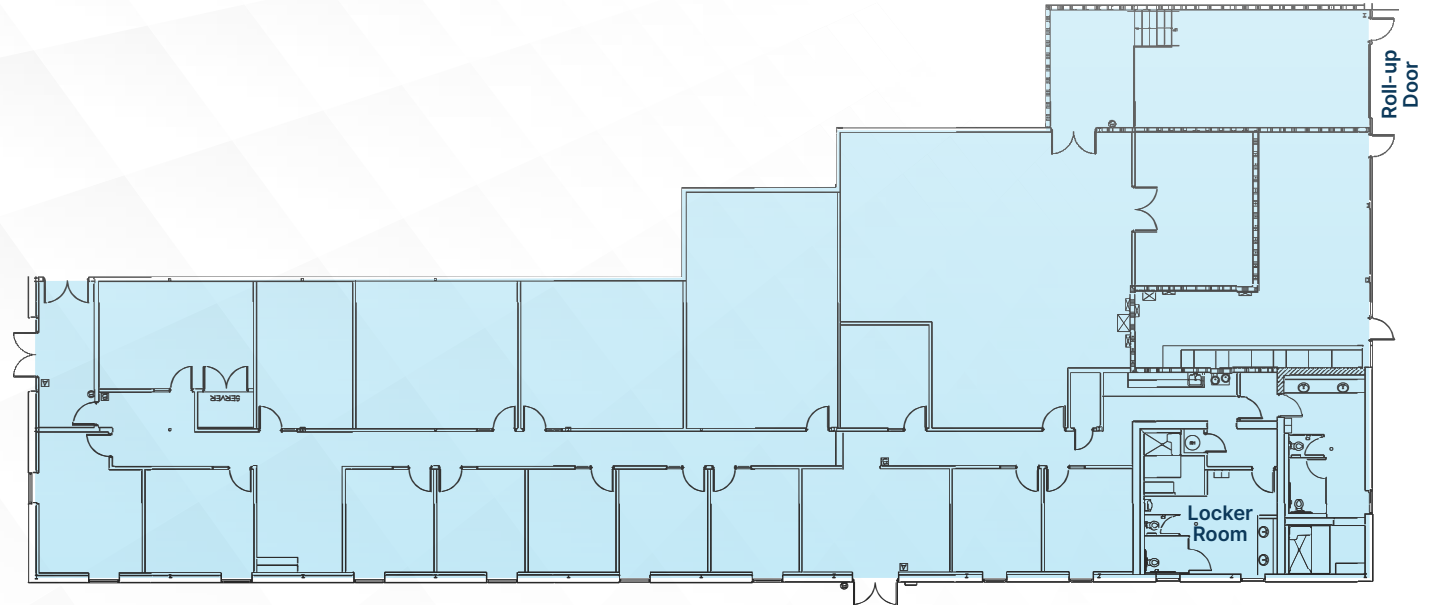
# FLOOR PLAN | 5016 Luce Ave | Building 250 N



**Available ±8,768 RSF**

## BUILDING FEATURES:

- Tenant improvements to suit
- Creative industrial features
- Adjacent to courtyard space
- Fiber ready
- Building signage opportunity
- Roll-up door & locker rooms



ALL MEASUREMENTS ARE APPROXIMATE.



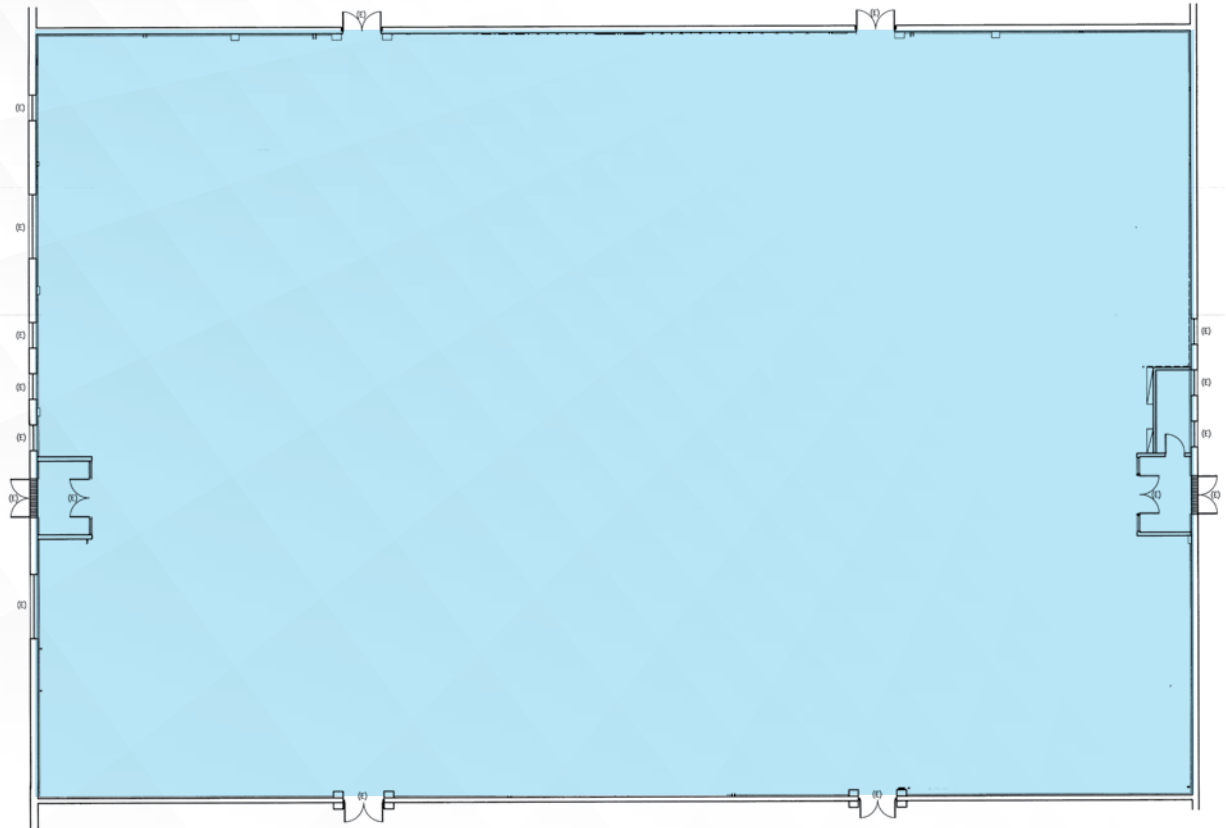
# FLOOR PLAN | 5019 Dudley Blvd | Building 250 F



**Available ±21,507 RSF**  
*(Bldgs. 250 E & 250 F contiguous up to ±43,014 RSF)*

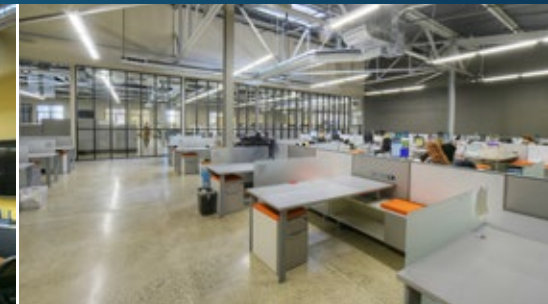
## BUILDING FEATURES:

- Tenant improvements to suit
- Creative industrial features
- Adjacent to courtyard space
- Fiber ready
- Building signage opportunity



ALL MEASUREMENTS ARE APPROXIMATE.

## HYPOTHETICAL BUILD-OUT PHOTOS





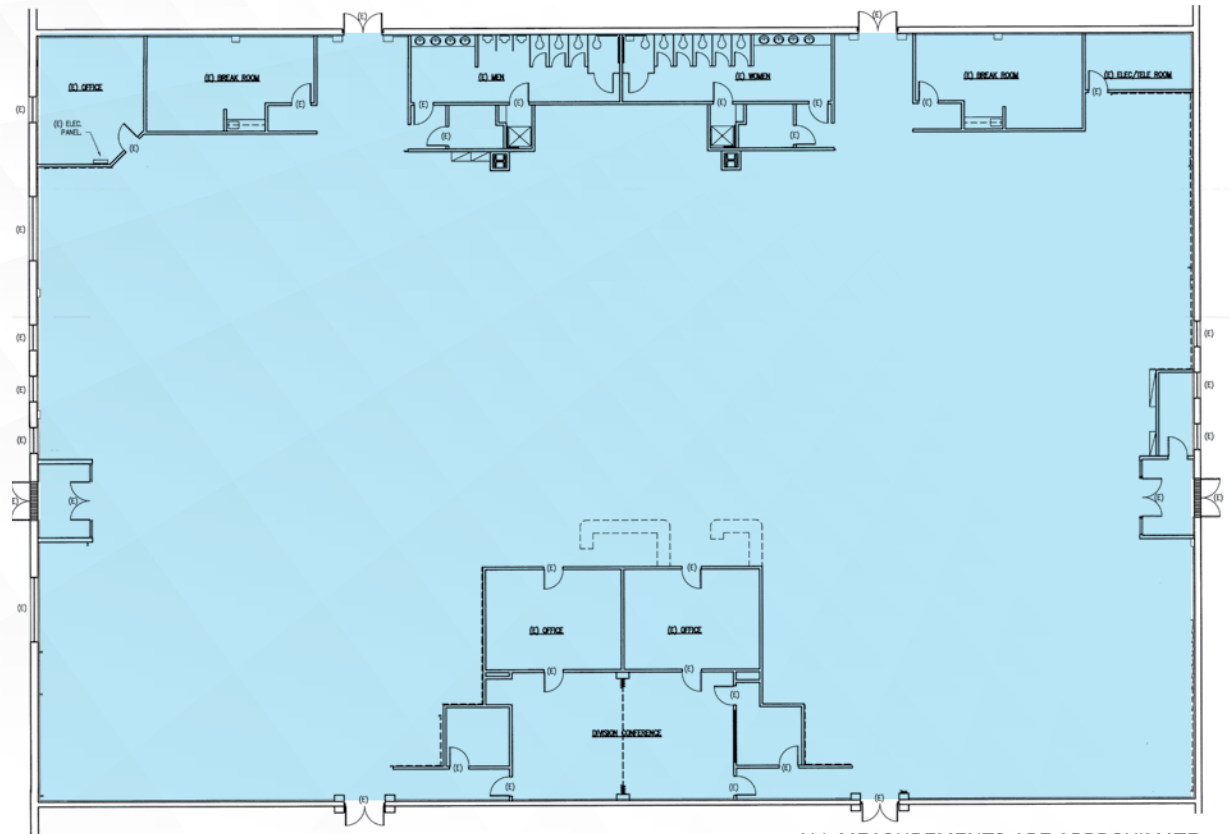
# FLOOR PLAN | 5029 Dudley Blvd | Building 250 E



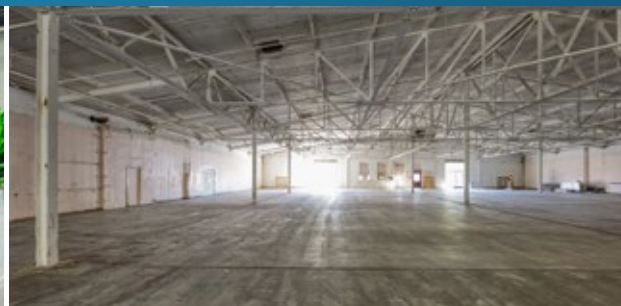
**Available ±21,507 RSF**  
*(Bldgs. 250 E & 250 F contiguous up to ±43,014 RSF)*

## BUILDING FEATURES:

- Tenant improvements to suit
- Creative industrial features
- Adjacent to courtyard space
- Fiber ready
- Building signage opportunity



ALL MEASUREMENTS ARE APPROXIMATE.



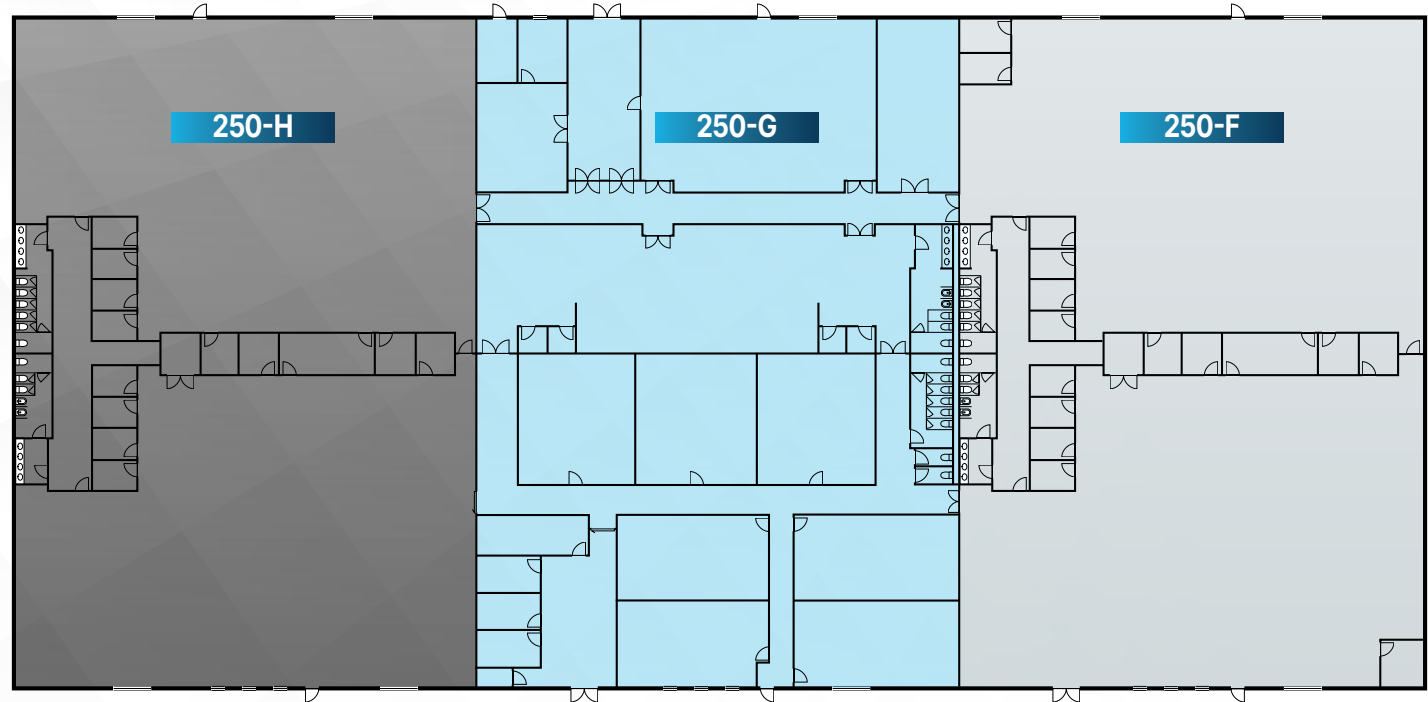
# FLOOR PLAN | 5030 Dudley Blvd | Building 250 F, G, H



**Available ±64,800 RSF Total  
Divisible to ±21,600 RSF  
Per Bay**

## BUILDING FEATURES:

- Furniture available
- Creative industrial features
- Adjacent to courtyard space
- Fiber ready
- Building signage opportunity



ALL MEASUREMENTS ARE APPROXIMATE.



**CBRE**

**McClellan Park**

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**McCLELLAN  
PARK**

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