

# FOR LEASE • BUILDING 24

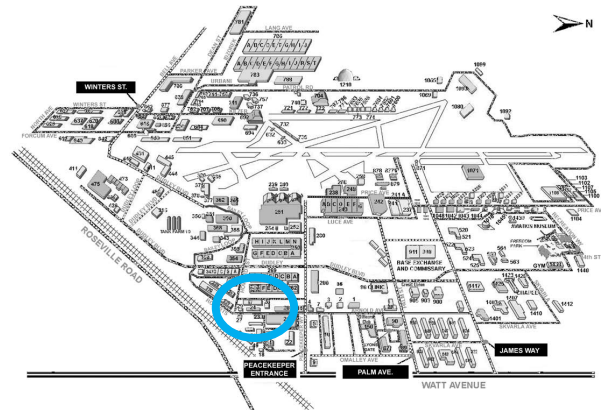
5,919 SF • 5025 Arnold Avenue, McClellan



 Jason Klier • Jennifer Lewis

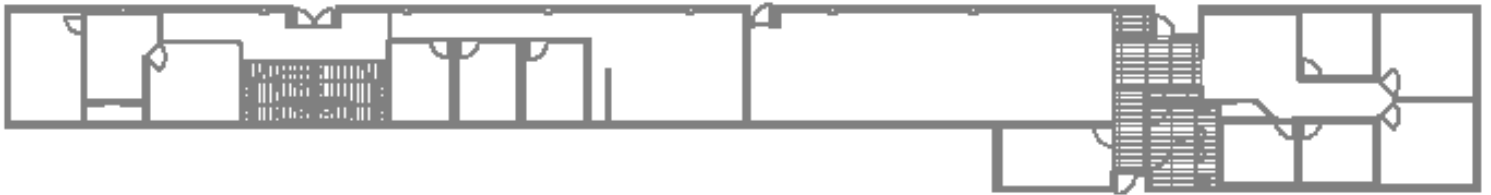
 Office: 916 965-7100

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



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## Building Features

- ✓ High visibility
- ✓ Tenant improvements to suit
- ✓ Oversized Restrooms
- ✓ Natural lighting
- ✓ Monument sign opportunity
- ✓ Fiber ready
- ✓ Building signage opportunity
- ✓ Ample parking: 4:1,000 SF

## Services & Amenities

- ✓ Onsite full service hotel & conference center
- ✓ Onsite full service airport and FBO
- ✓ Onsite McClellan facility services (available for contract)
- ✓ 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