

CBRE

NOW LEASING

*One Campus. Endless Opportunity.*

McClellan, CA



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**McCLELLAN  
PARK**

# PROPERTY AVAILABILITY

- 5029 DUDLEY BLVD | BUILDING 250 E\*  
**±21,507-43,014 RSF**
- 5019 DUDLEY BLVD | BUILDING 250 F\*  
**±21,507-43,014 RSF**
- 5016 LUCE AVE | BUILDING 250 N  
**±8,768 RSF**
- 5030 DUDLEY BLVD | BUILDING 269 F\*\*  
**±21,600-64,800 RSF**
- 5020 DUDLEY BLVD | BUILDING 269 G\*\*  
**±21,600-64,800 RSF**
- 5012 DUDLEY BLVD | BUILDING 269 H\*\*  
**±21,600-64,800 RSF**



*\*Bldgs. 250 E & F contiguous up to ±43,014 RSF.*

*\*\*Bldgs. 269 F, G, H contiguous up to ±64,800 RSF.*

# BUILDING PARK OVERVIEW | AMENITIES



## One Campus. Endless Opportunity.



# AERIAL VIEW OF SITE LOCATIONS



# 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



Bldg. 250 - Courtyard



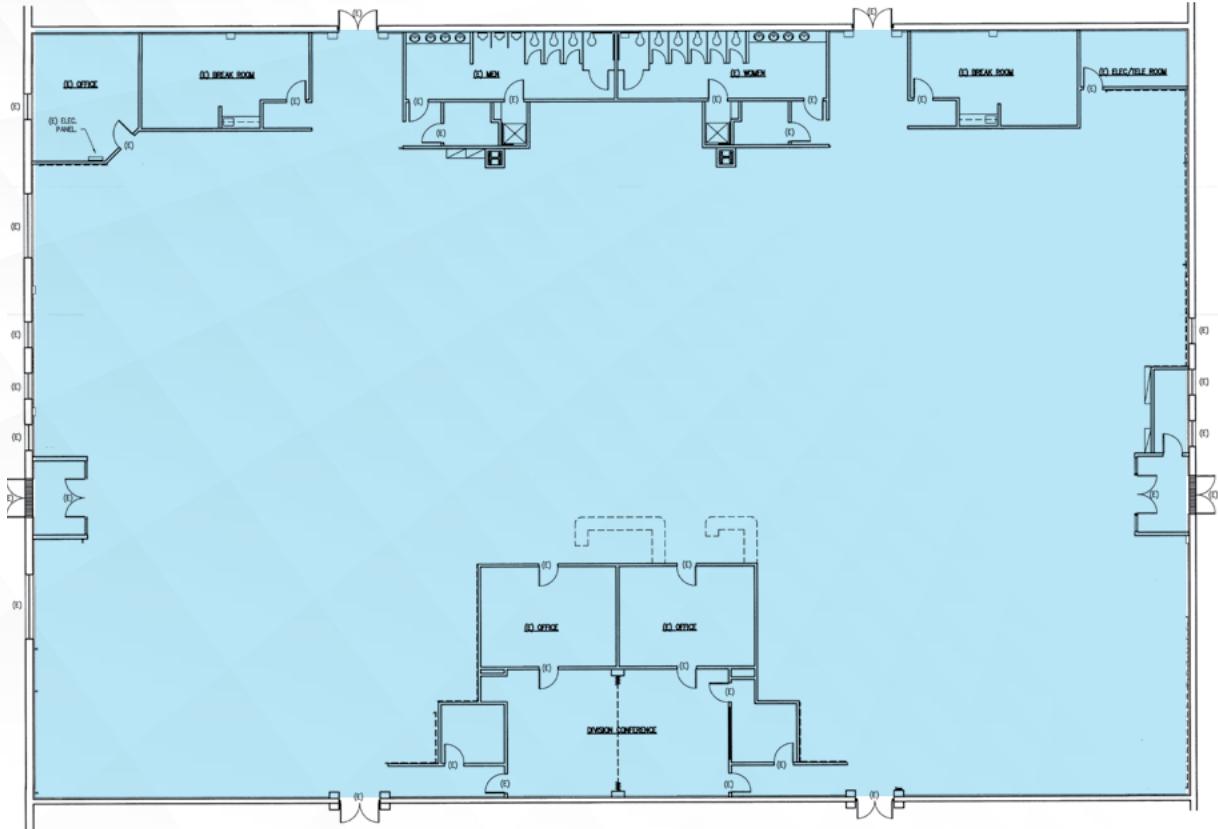
# FLOOR PLAN | 5029 Dudley Blvd | Building 250 E



**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
- 2nd generation improvements



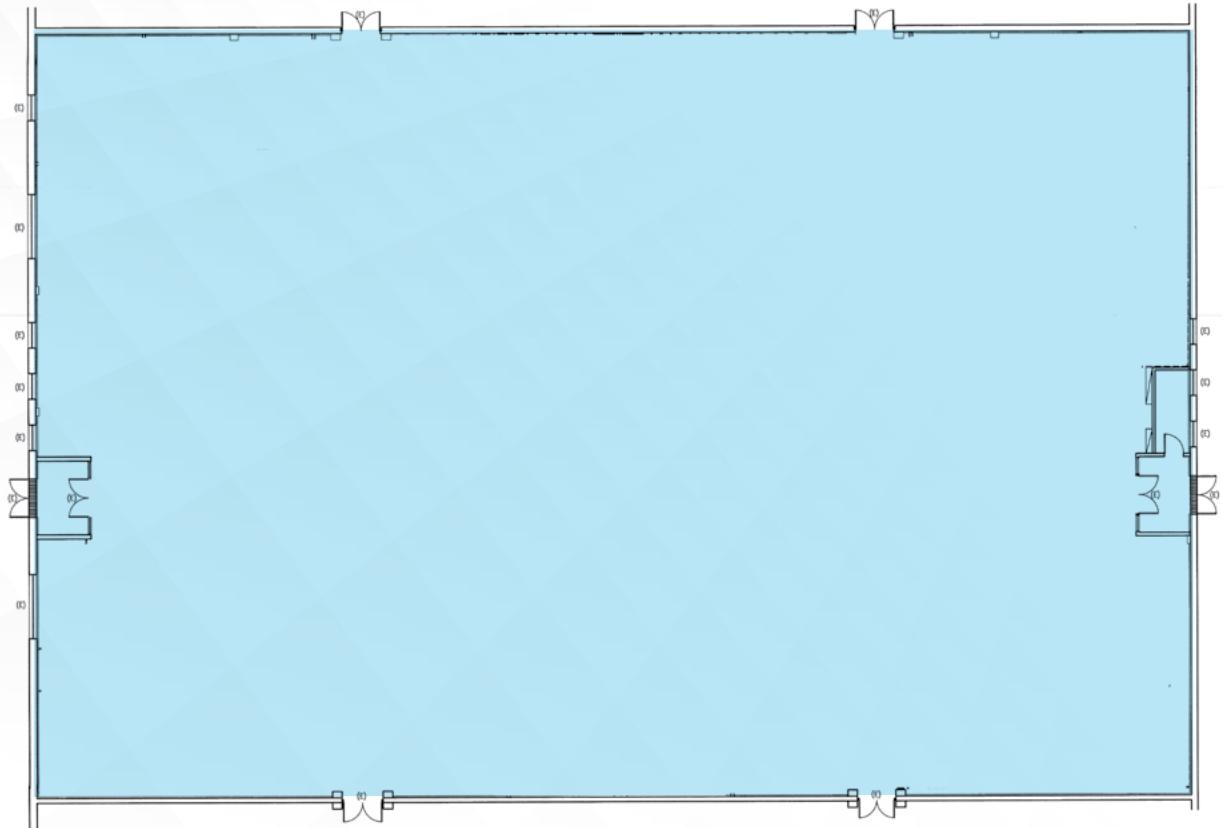
# FLOOR PLAN | 5019 Dudley Blvd | Building 250 F



**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.

## EXISTING BUILD-OUT PHOTOS



## HYPOTHETICAL BUILD-OUT PHOTOS



## Available ±8,768 RSF

### BUILDING FEATURES:

- Tenant improvements to suit
- Creative industrial features
- Adjacent to courtyard space
- Fiber ready
- Building signage opportunity
- Warehouse with oversized roll-up door
- Locker Rooms with Showers



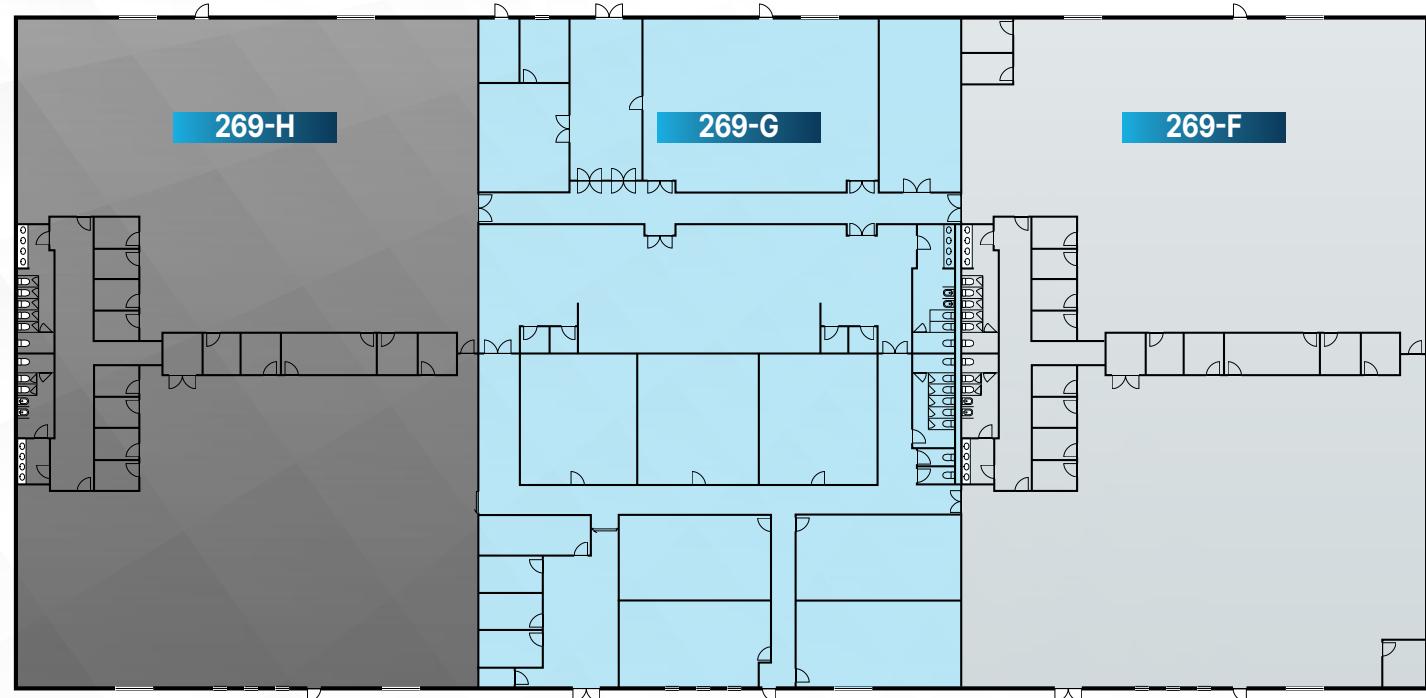
ALL MEASUREMENTS ARE APPROXIMATE.



**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



# McClellan Park

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### CONTACT US

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