

CBRE

NOW LEASING

One Campus. Endless Opportunity.

McClellan, CA



CONTACT US

TONY WHITTAKER

+1 916 492 6914

TONY.WHITTAKER@CBRE.COM

LIC. 01780828

JASON GOFF

+1 916 446 8222

JASON.GOFF@CBRE.COM

LIC. 01205230

NELLIE CRUZ

+1 916 492 6915

NELLIE.CRUZ@CBRE.COM

LIC. 02086140



**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



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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 | |

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



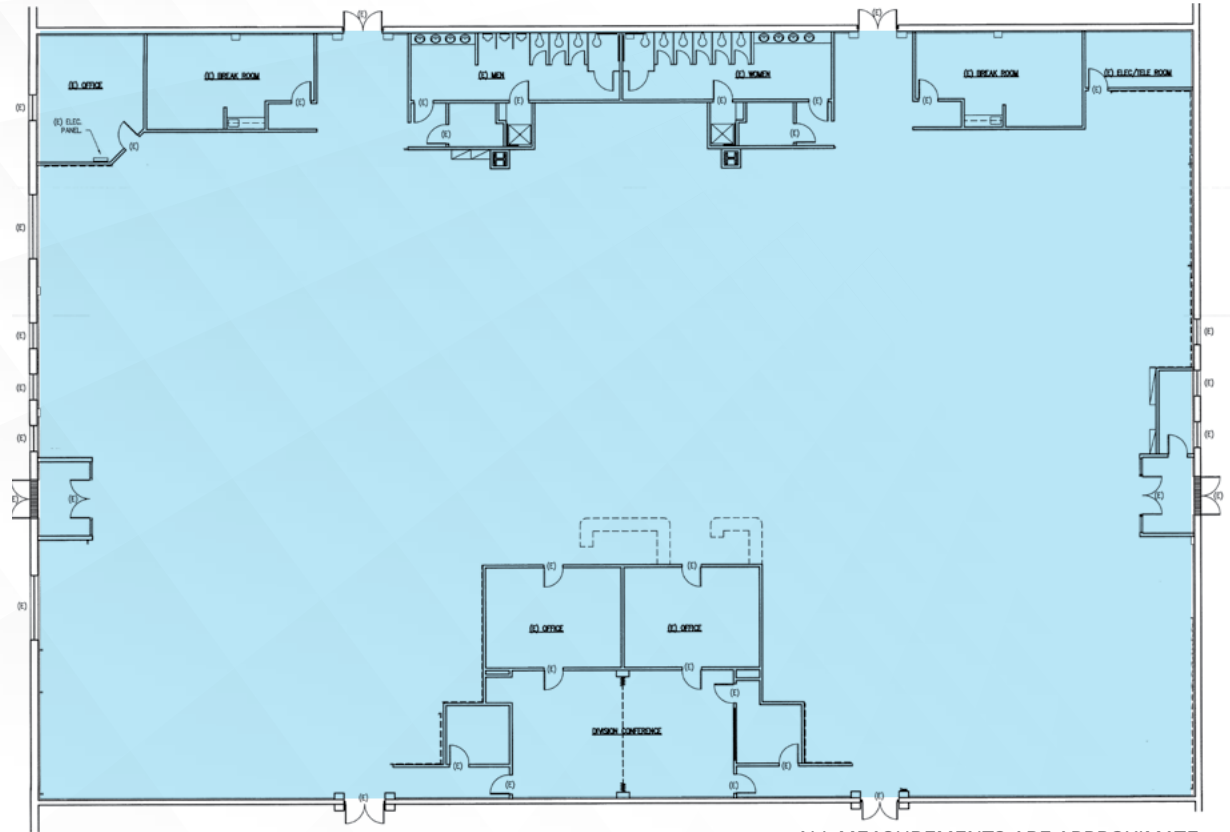
FLOOR PLAN | 5029 Dudley Blvd | Building 250 E



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



ALL MEASUREMENTS ARE APPROXIMATE.



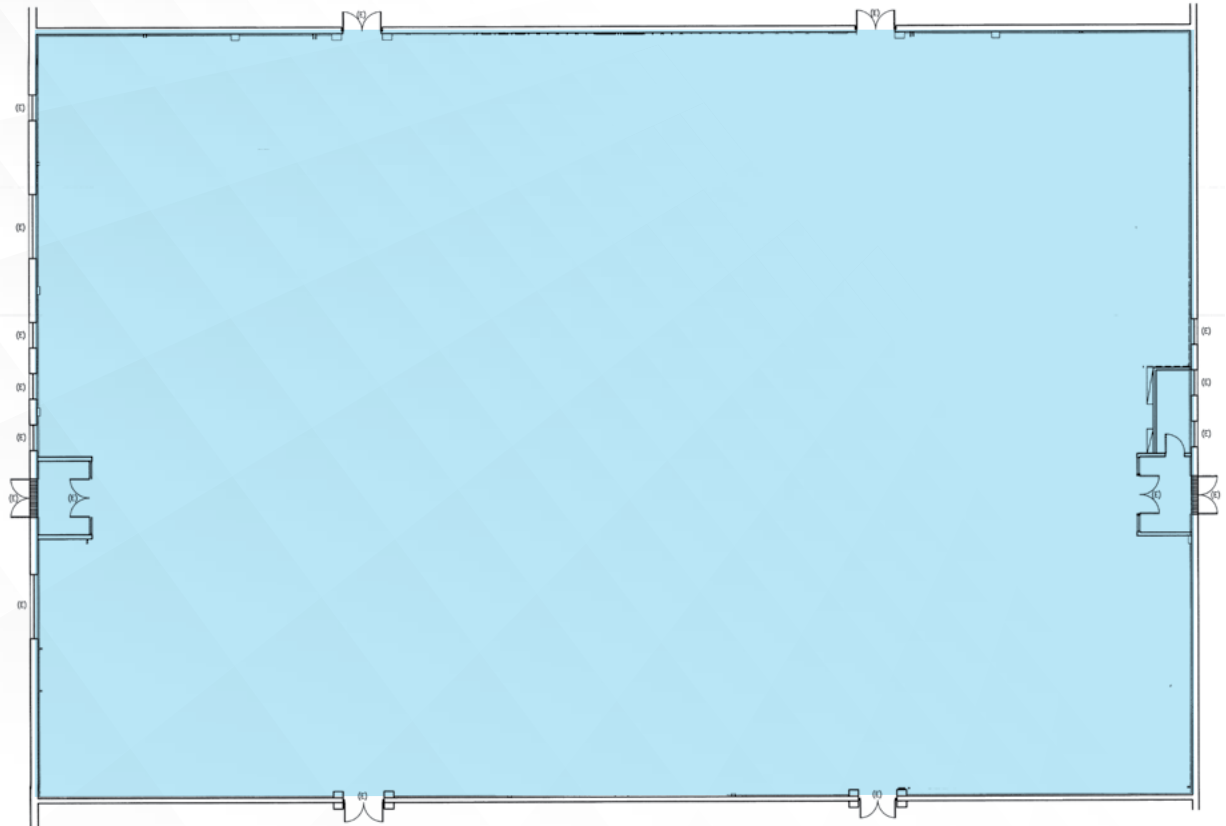
FLOOR PLAN | 5019 Dudley Blvd | Building 250 F



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

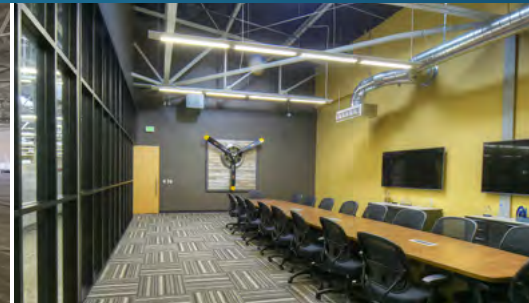


ALL MEASUREMENTS ARE APPROXIMATE.

EXISTING BUILD-OUT PHOTOS



HYPOTHETICAL BUILD-OUT PHOTOS



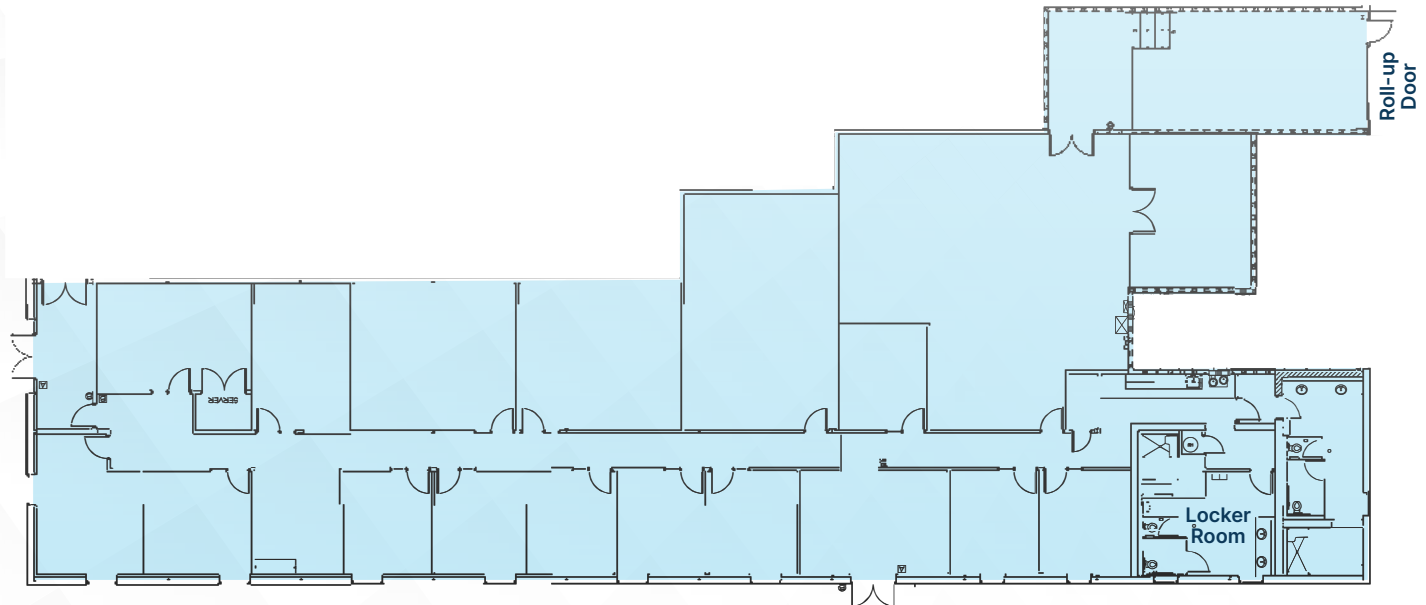
FLOOR PLAN | 5016 Luce Ave | Building 250 N



Available ±8,768 RSF

BUILDING FEATURES:

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



ALL MEASUREMENTS ARE APPROXIMATE.



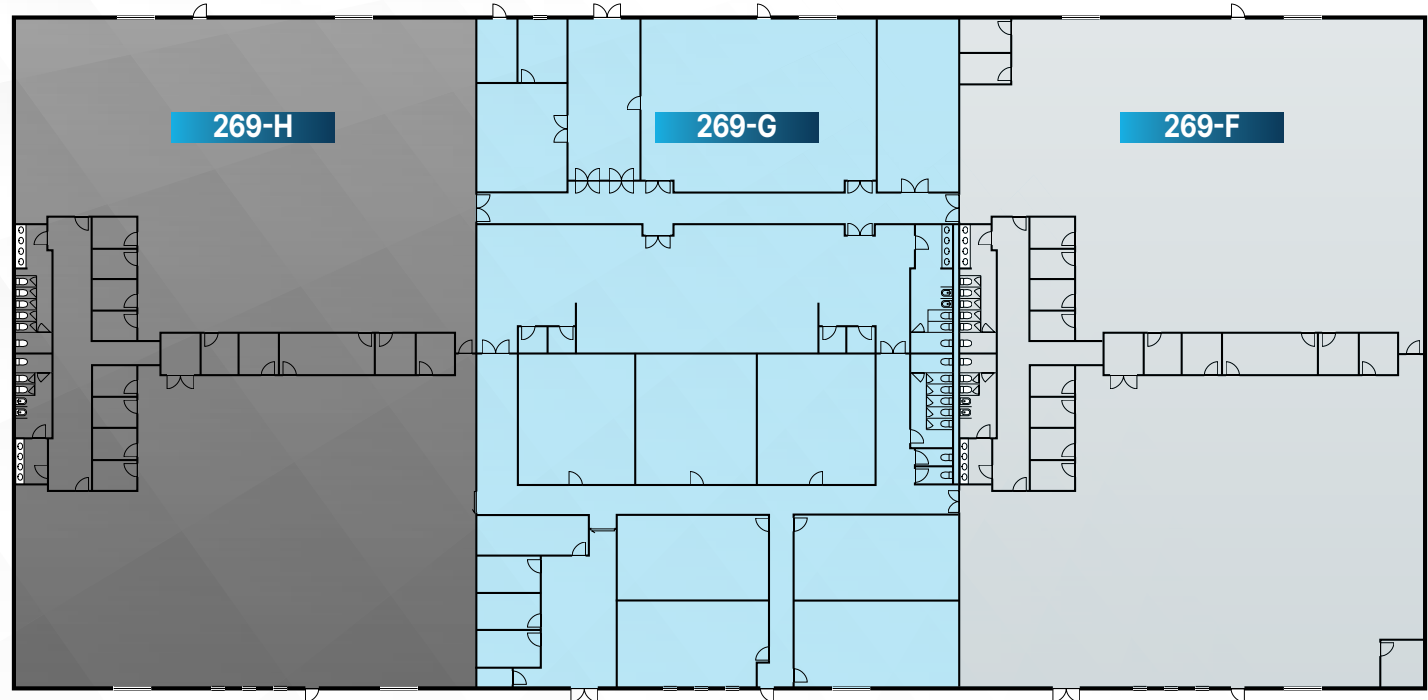
FLOOR PLAN | 5012-5030 Dudley Blvd | Building 269 F, G, H



**Available $\pm 64,800$ RSF Total
Divisible to $\pm 21,600$ RSF
Per Bay**

BUILDING FEATURES:

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



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McClellan Park

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TONY WHITTAKER
SENIOR VICE PRESIDENT
+1 916 492 6914
TONY.WHITTAKER@CBRE.COM
LIC. 01780828

JASON GOFF
EXECUTIVE VICE PRESIDENT
+1 916 446 8222
JASON.GOFF@CBRE.COM
LIC. 01205230

NELLIE CRUZ
VICE PRESIDENT
+1 916 492 6915
NELLIE.CRUZ@CBRE.COM
LIC. 02086140



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