

INDUSTRIAL BUILDING MCCELLELLAN PARK BAYS A, B, C & D

320,000 SF FOR LEASE

Available NOW

This premier industrial facility offers 320,000 square feet of leasable space **plus 21,600 square feet of secured yard area**, designed for companies with large-scale operational needs. The property **features four direct rail-loading doors connected to BNSF and Union Pacific**, enabling seamless and efficient freight logistics.

With **200 dedicated employee parking spaces and an exclusive reception and main entrance**, the site combines functionality with a strong corporate presence. Its strategic location within McClellan Business Park provides **immediate access to McClellan Jet Services** and a 10,600-foot runway, supporting both general aviation and commercial aircraft. This convergence of **rail, air, and road transportation** makes the facility a prime logistics hub in the Sacramento region.

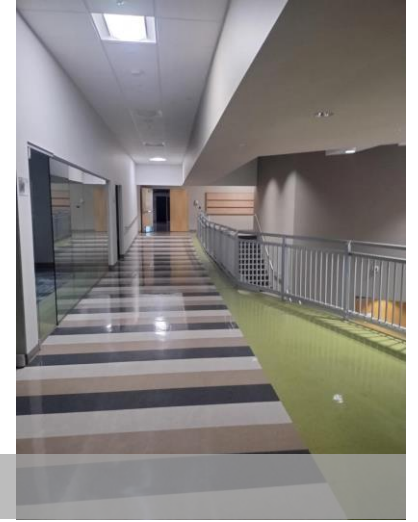
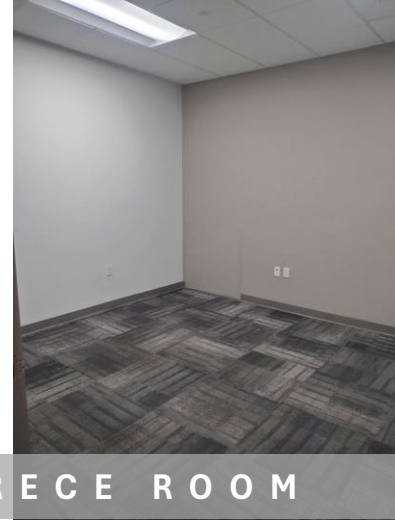
The surrounding business ecosystem includes recognized companies such as Hydra Logistics, Pacful, Packaging Corporation of America, RV Storage Depot, and SPI Energy Company, strengthening the park's reputation as a thriving industrial and manufacturing center.



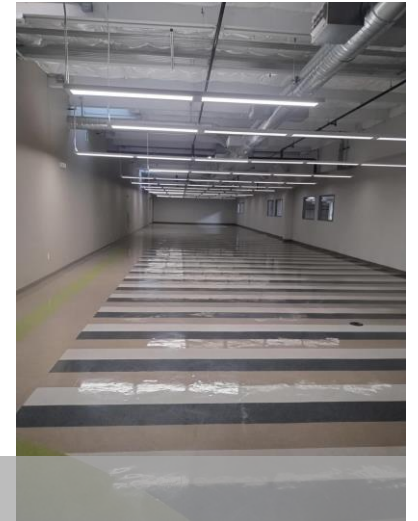
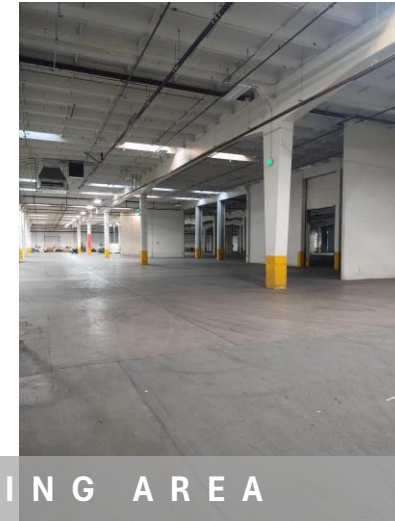
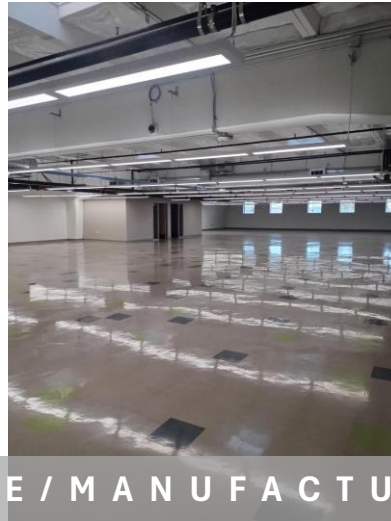
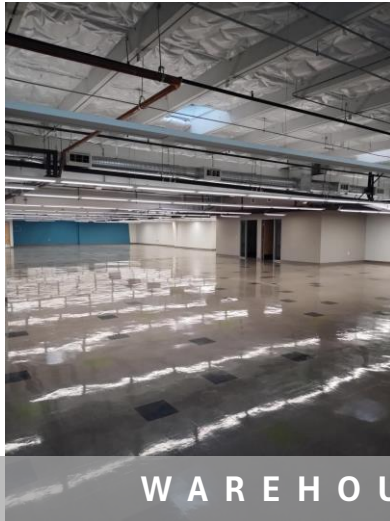
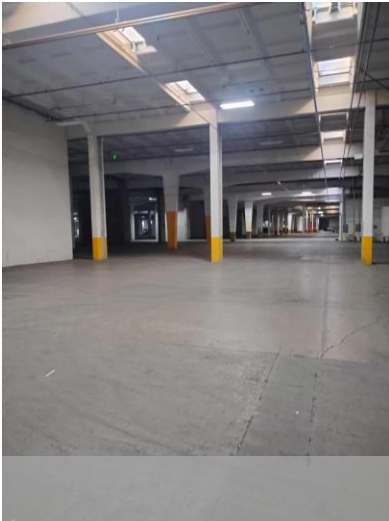
BUILDING SPECIFICATIONS

SPEC TYPE	SPEC DETAILS
Ideal Use	Manufacturing, 3PL, fulfillment, warehouse, distribution, corporate office
Available SF	320,000 SF
Yard Area	21,600 SF
Office area	42,900 SF
Clear Height	16' - 22'
Car Parking Spaces	200
Column Spacing	±65' x 33'
Dock doors	7
Ramp docks	2
Rail Doors	4
Rail Access	Rail doors in Bay A and Bay D
Power	8,000 Amps - 480Y/277v, 3-Phase 4W
Lighting	LED lighting with sensors & skylights in portion of warehouse area
Fire Protection System	Bay A (offices): 0.20/142 SF / Bay A (floor plant): 0.17/3,000 SF Bay B: 0.17/3,000 SF Bay C: 0.20/1,972 SF Bay D: 0.32/2,000 SF

PHOTOS

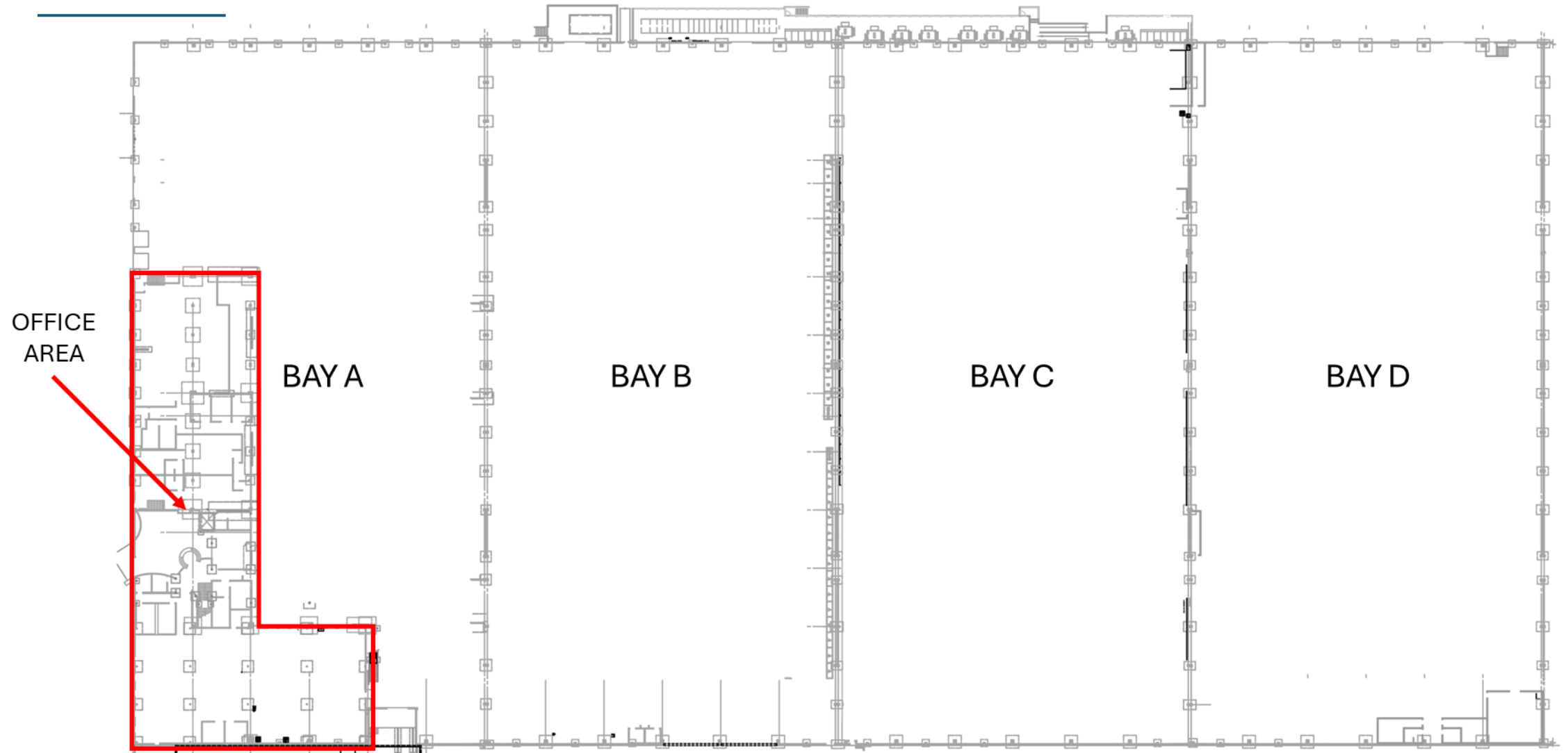


OFFICES AREA AND CONFERENCE ROOM



WAREHOUSE/MANUFACTURING AREA

BLUEPRINT



LOCATION

2031 Optisolar Lane Building 783
Bays A-D, McClellan, Ca 95652
(Sacramento County)



RAIL ACCESS



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Bays A-D, McClellan, Ca 95652
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