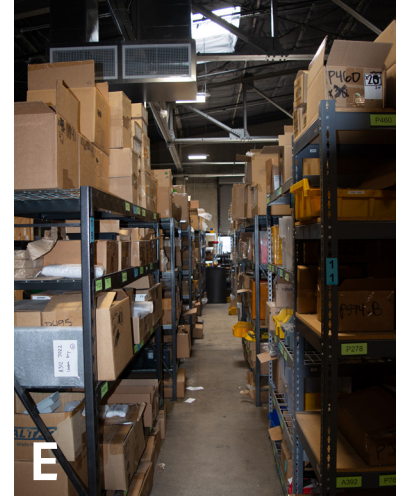


# FOR LEASE • BUILDING 269 BAY D & E

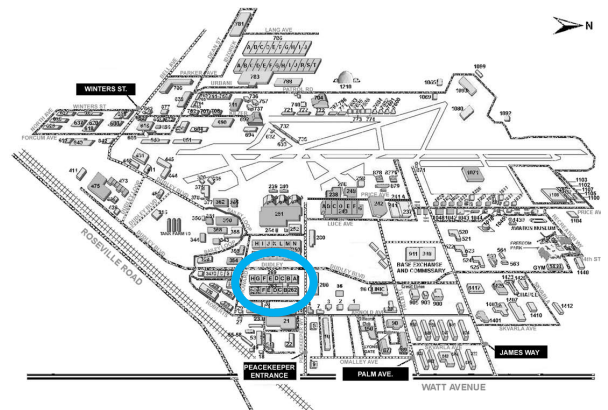
43,200 SF • 5050 Dudley Blvd, McClellan



 Jason Klier • Jennifer Lewis

 Office: 916 965-7100

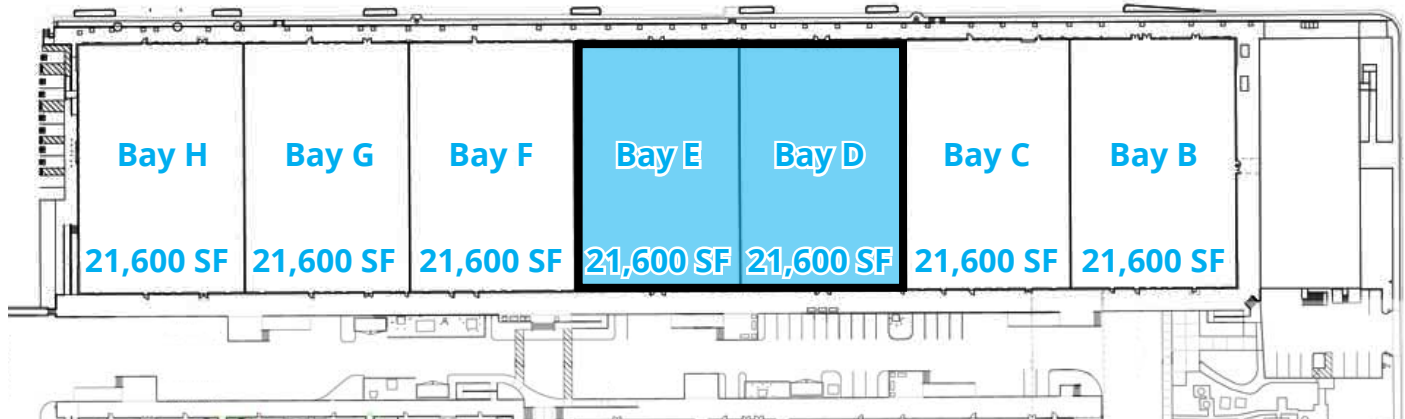
 Email: [Leasing@McClellanPark.com](mailto:Leasing@McClellanPark.com)



# FOR LEASE • BUILDING 269 BAY D & E

43,200 SF • 5050 Dudley Blvd, McClellan

## Office/Warehouse



## Building Features

Each bay: 21,600 SF

Bay D & E: 43,200 SF

- ✓ Tenant improvements to suit
- ✓ 14,182 SF high finish office
- ✓ Ideal office/warehouse
- ✓ 14' minimum clear height
- ✓ Two 12' x 14' roll up doors
- ✓ Shared dock access, ramp to grade level
- ✓ Fiber ready
- ✓ Building signage opportunity
- ✓ Adjacent to corporate courtyard
- ✓ Access to large parking lot

## Services & Amenities

- ✓ Onsite full service hotel
- ✓ Onsite meeting & event services
- ✓ Onsite full service airport and FBO
- ✓ 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