

CBRE

NOW LEASING NEW FLEX OPPORTUNITY

*One Campus. Endless Opportunity.*

McClellan, CA



5016 LUCE AVENUE - BUILDING 250N  
±8,768 SF

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# PROPERTY AVAILABILITY

- 5016 LUCE AVE | BUILDING 250 N  
**±8,768 RSF**



# BUILDING PARK OVERVIEW | AMENITIES



# One Campus. Endless Opportunity.

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## LEGEND

- 1. KeyPoint Credit Union
- 2. Broadview Federal Credit Union
- 3. Dollar Tree
- 4. Texaco
- 5. ARCO
- 6. Quick Fuel
- 7. Chevron ExtraMile
- 8. ARCO
- 9. Shell
- 10. Chevron ExtraMile
- 11. 76
- 12. Defense Commissary Agency (DeCA)
- 13. Planet Fitness
- 14. Americas Best Value Inn by Sonesta
- 15. Starbucks
- 16. Panda Express
- 17. Popeyes Louisiana Kitchen
- 18. Jack In The Box
- 19. McDonald's
- 20. Subway
- 21. Carl's Jr.
- 22. Louisiana Fried Chicken
- 23. Taco Bell
- 24. CubeSmart
- 25. Public Storage
- 26. Storage Pros



# 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



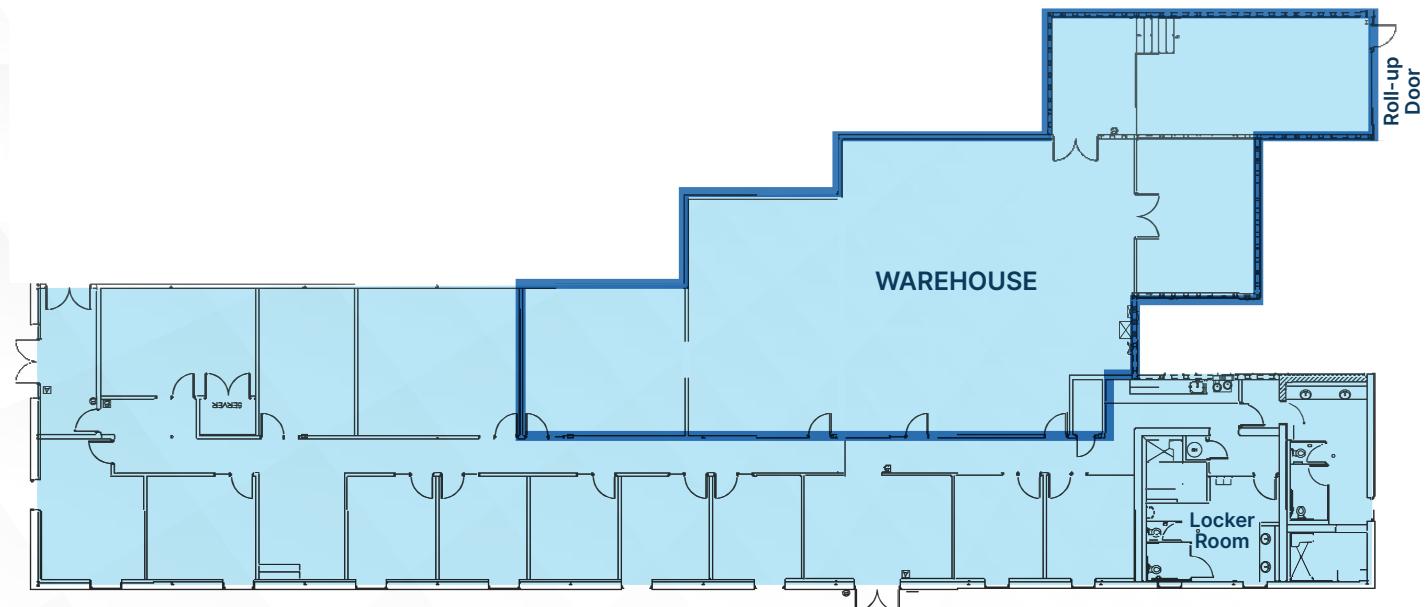
5022 Bailey Loop



**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.



# McClellan Park

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