

CBRE

NOW LEASING NEW FLEX OPPORTUNITY

One Campus. Endless Opportunity.

McClellan, CA

McClellan Park

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

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**McCLELLAN
PARK**

PROPERTY AVAILABILITY



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



BUILDING PARK OVERVIEW | AMENITIES



One Campus. Endless Opportunity.



BLDG. 250N
5016 LUCE AVE

ROSEVILLE RD

MCCELLELLAN PARK

WATT AVE

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



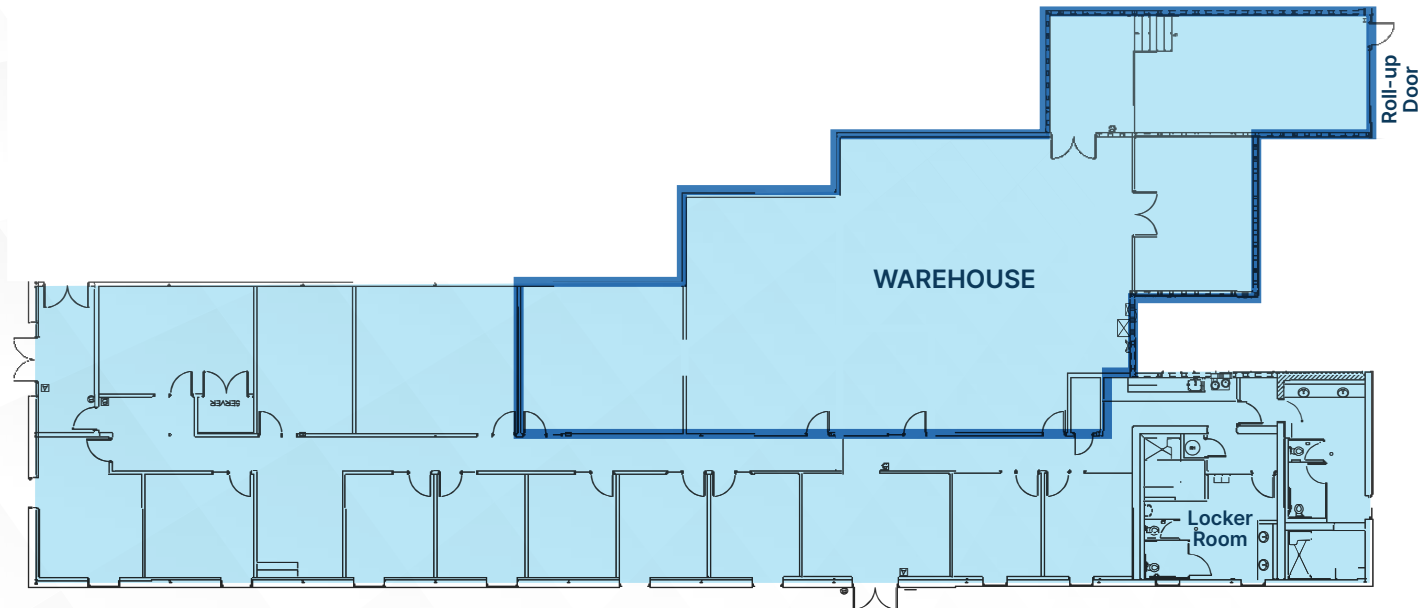
FLOOR PLAN | 5016 Luce Ave | Building 250 N



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.



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WWW.CBRE.COM/SACRAMENTO

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