



5027 ROBERTS AVENUE

±20,413 SF INDUSTRIAL SPACE WITH
±2,470 SF OF OFFICE

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The CBRE logo, consisting of the letters "CBRE" in a large, bold, white, sans-serif font.

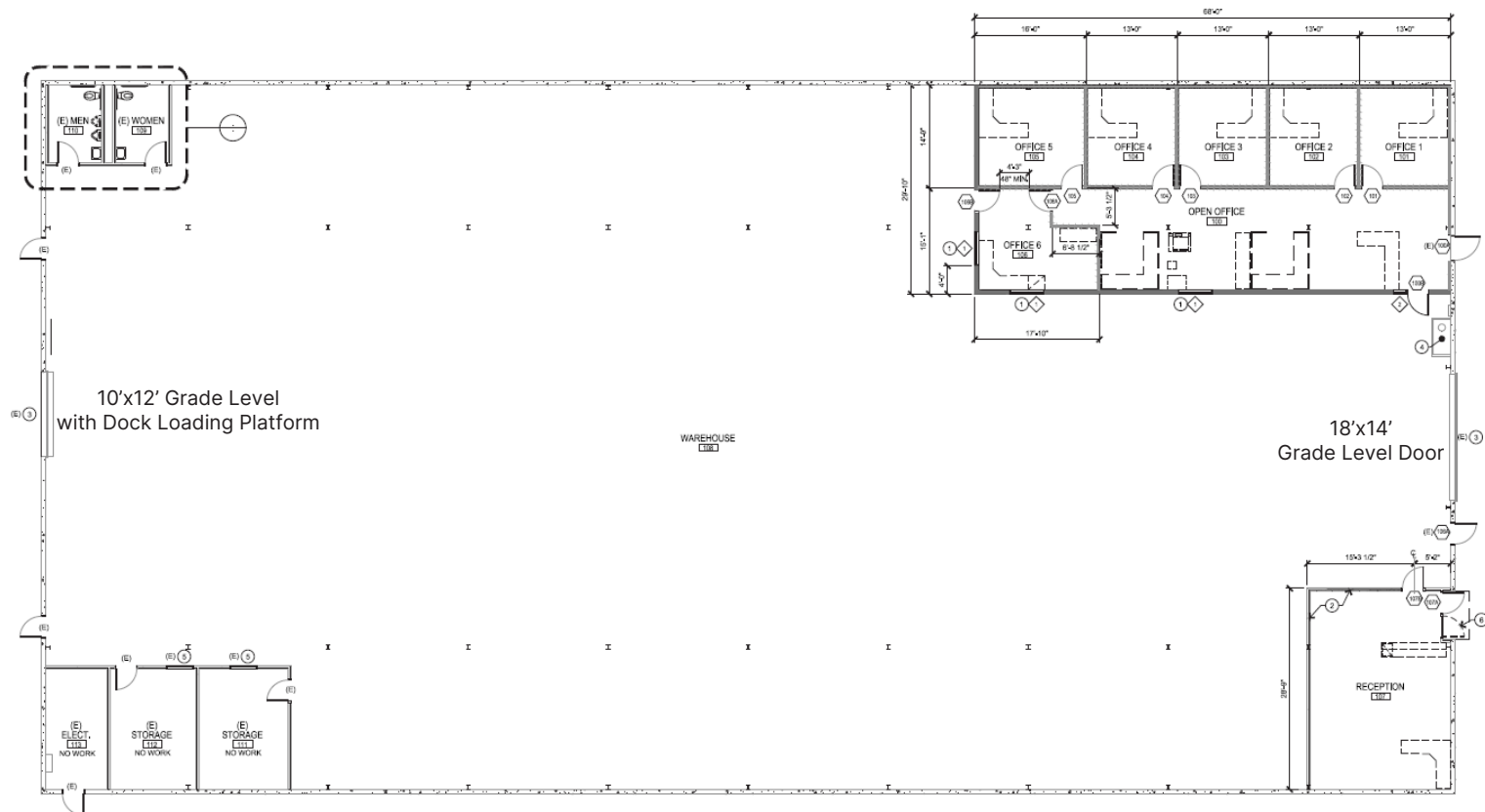
FLOOR PLAN | 5027 Roberts Ave | Building 263 F



Available ±20,413 SF* Industrial Space with ±2,470 SF* of Office

FEATURES:

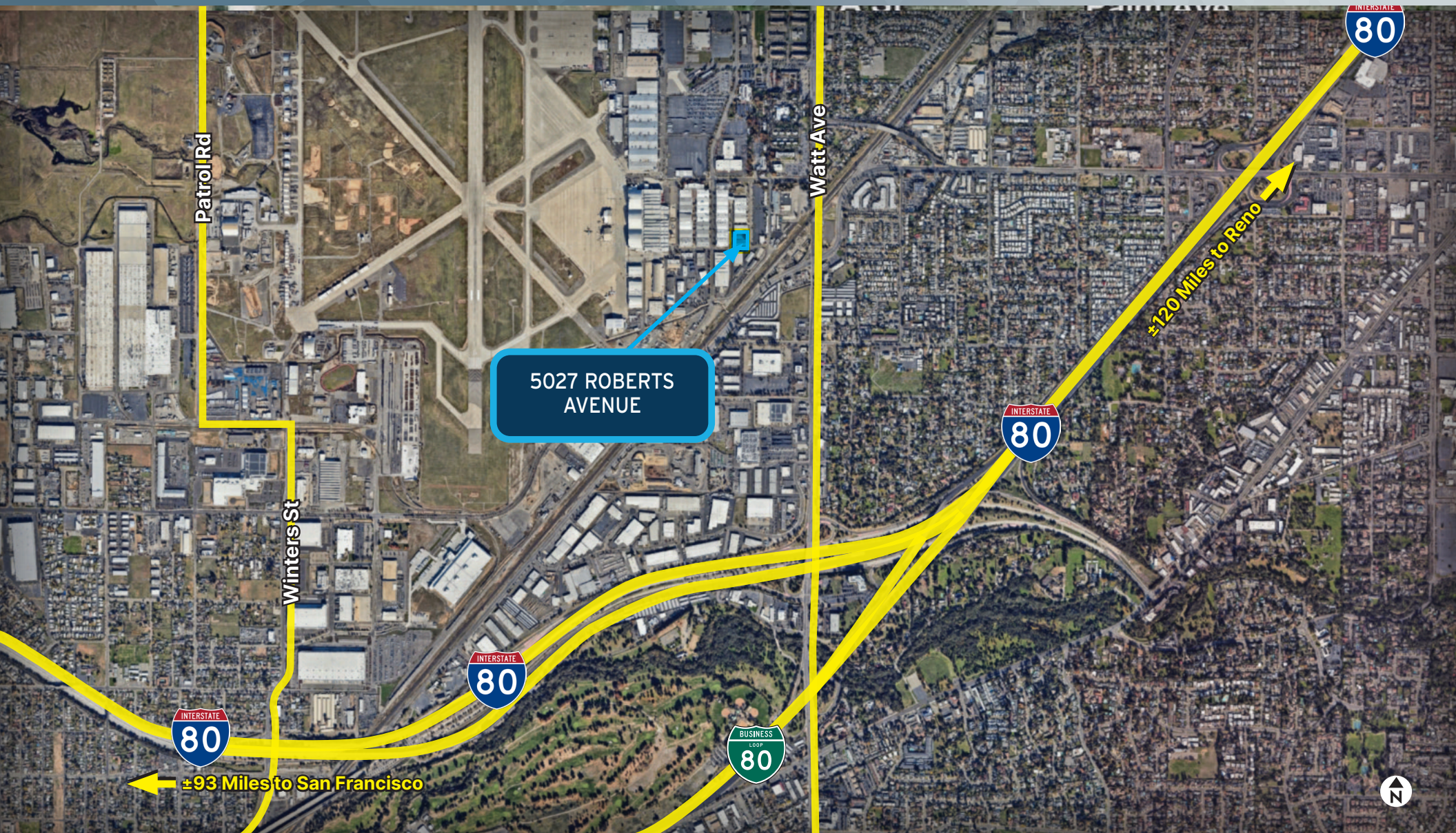
- Private Offices
- Column Spacing: 20'x60'
- Grade Level Door: 10'x12' & 18'x14'
- Clear Height: 14'
- Parking: 1/1,000 SF*
- Shared Loading Dock
- Fork Lift Ramp
- Fiber Ready
- Excellent Access to I-80



Floor plan not to scale.
*Tenant to independently verify.



AERIAL VIEW OF SITE LOCATION



BUILDING PARK OVERVIEW | AMENITIES



LEGEND

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

PARK 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
- Proximity to Watt Ave & I-80/Bus-80 Highways
- Residential Apartments and Homes For Rent within the Park
- Full Broker Cooperation
- Fenced/Secured Parking
- Third-Party Logistics Companies On-Site
- Opportunities to Grow within McClellan Park
- Opportunities for Intermodal Transportation (Railroad Providers: Patriot Rail, Union Pacific, & BNSF)

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**McCLELLAN
PARK**

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