

5116 Dudley Boulevard

McClellan, CA



WAREHOUSE FOR SUBLLEASE

**AVAILABLE
±33,200 Square Feet**

For further information,
please contact our exclusive agents:

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Property Highlights

- One (1) Office and One (1) Restroom
- Loading Dock
- Grade Level Ramp - Three (3) Grade Level Doors
- ±14' Clear Height
- Fully Sprinklered
- 400 Amps, 277/480-Volt Power per panel
- Onsite Full Service Hotel
- Onsite Full Service Airport and FBO
- Onsite Restaurants
- Regional Transit Shuttle to Lightrail
- Close Proximity to Watt Avenue & I-80 Freeway
- 24/7/365 Onsite Security Patrol
- Residential Apartments & Homes for Rent
- Master Lease Expires 12/31/2027

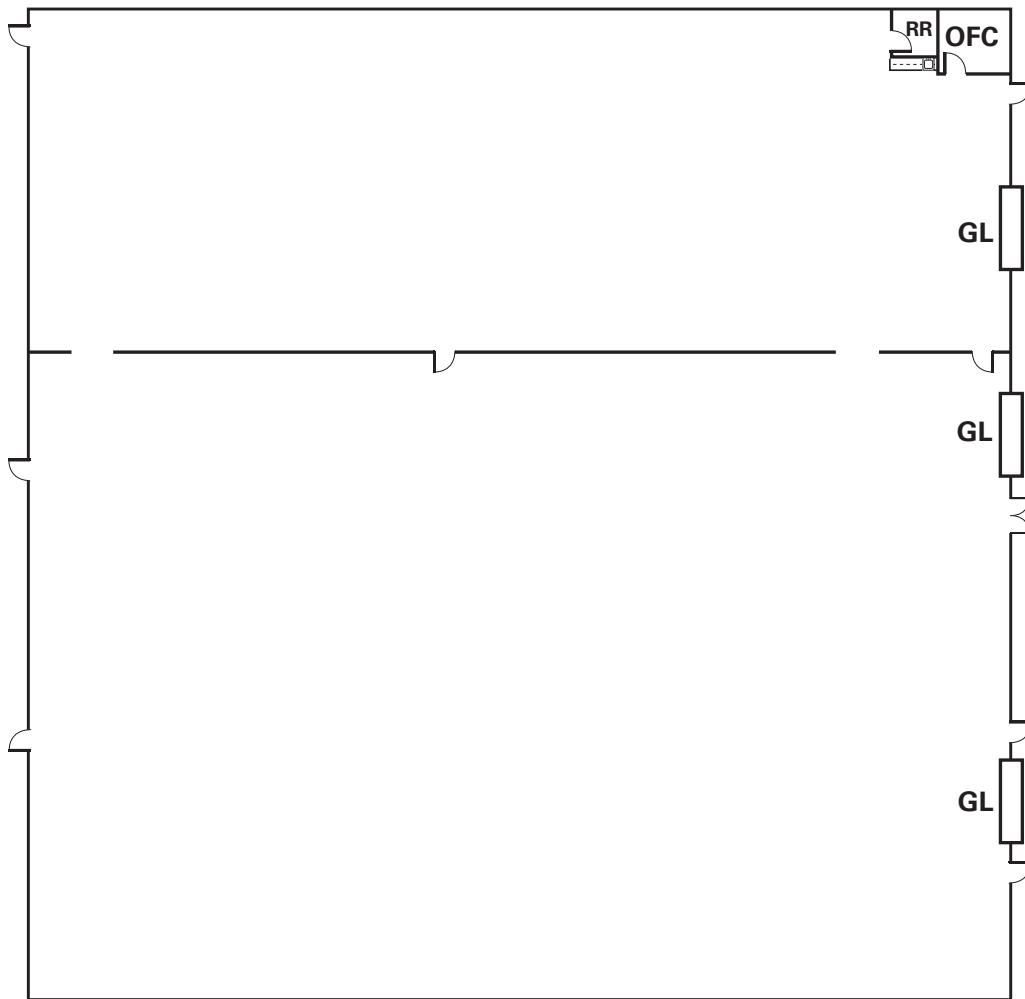
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FLOOR PLAN



DH = Dock-High Loading
GL = Grade Level Loading

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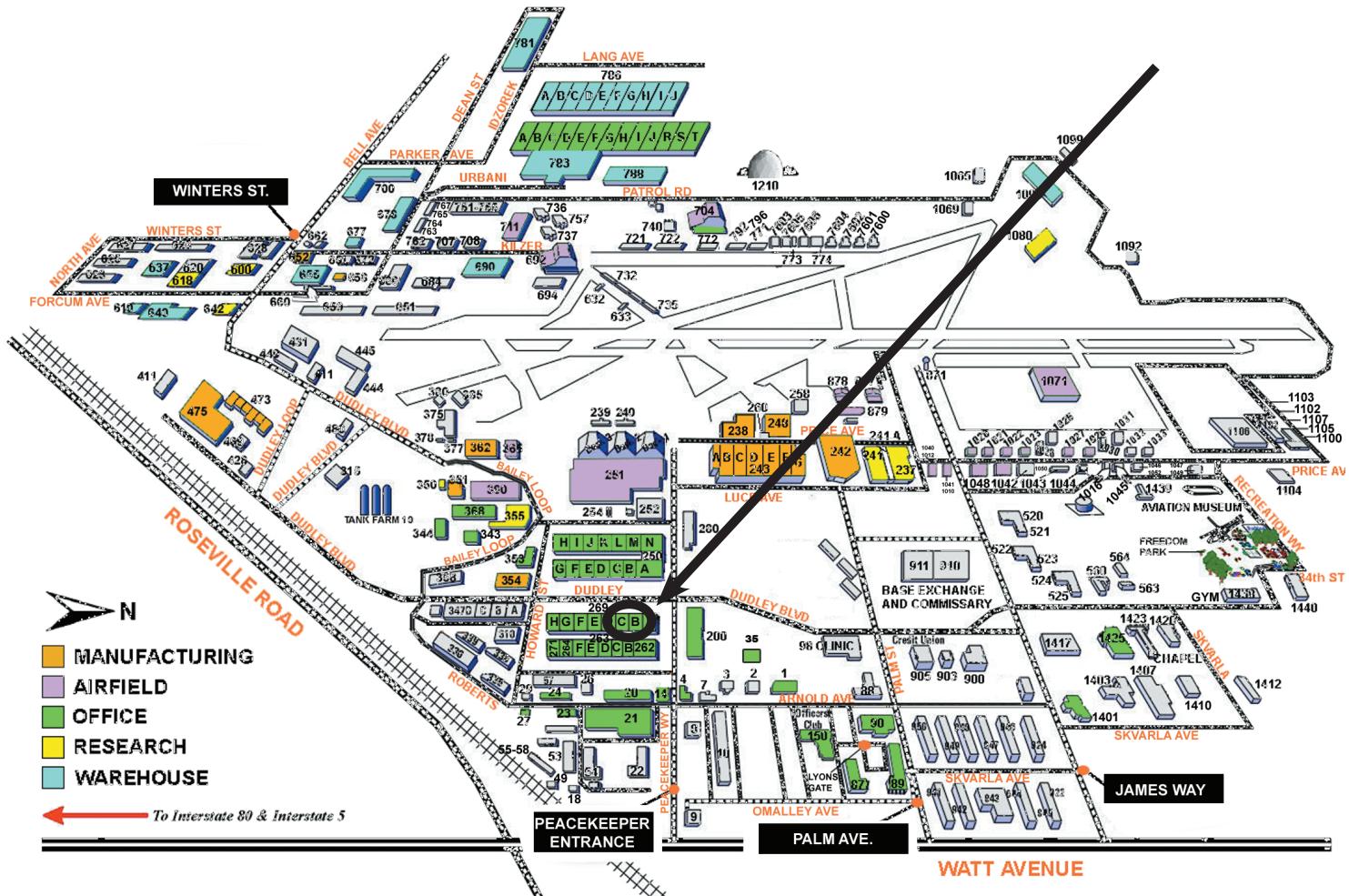
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McCLELLAN PARK SITE PLAN



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PROPERTY PHOTOS



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