

2031

OPTISOLAR LN

MCCLELLAN, CA 95652



2031

Available For Sublease
±321,095 SF



**CUSHMAN &
WAKEFIELD**



// PROPERTY DETAILS

BUILDING SIZE

1,223,735 SF

SITE SIZE

46.59 ACRES

AVAILABLE SPACE

78,000 SF TO 321,095 SF

CLEAR HEIGHT

16'-22'

LOADING DOCKS

7

DRIVE-IN DOORS

2

PARKING

200 EXCLUSIVE SPACES

YEAR BUILT/RENOV

1957/2001

CONSTRUCTION

REINFORCED CONCRETE

FLOOR LOAD

8,000 LBS/SF

POWER

8,000A 480Y/277V 3P 4W

ZONING

M-1 LIGHT INDUSTRIAL

RAIL ACCESS

YES

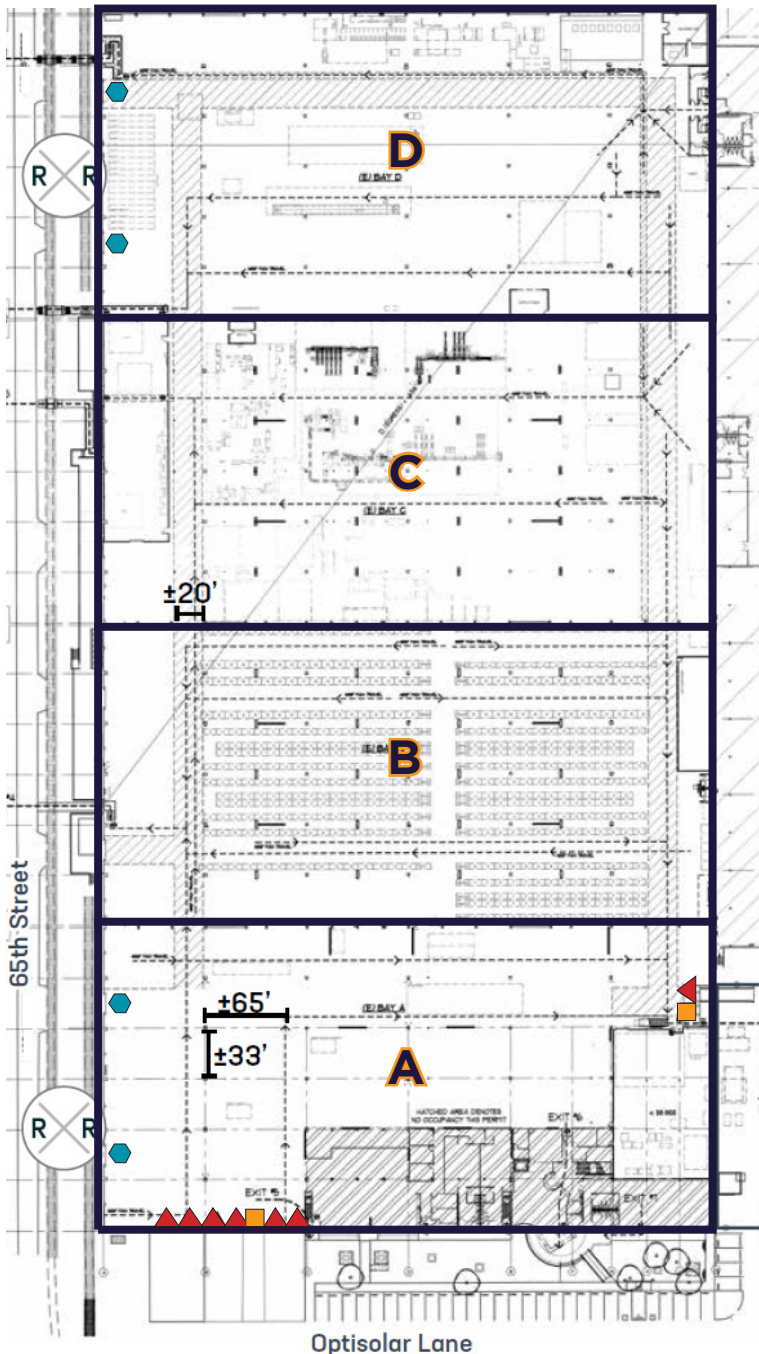
LIGHTING

LED W/ SENSORS
& SKYLIGHTS

SPRINKLERS

YES

// FLOOR PLANS

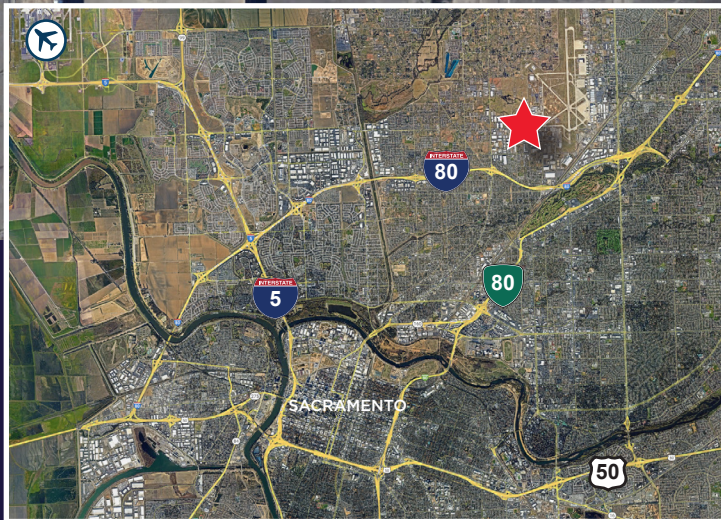
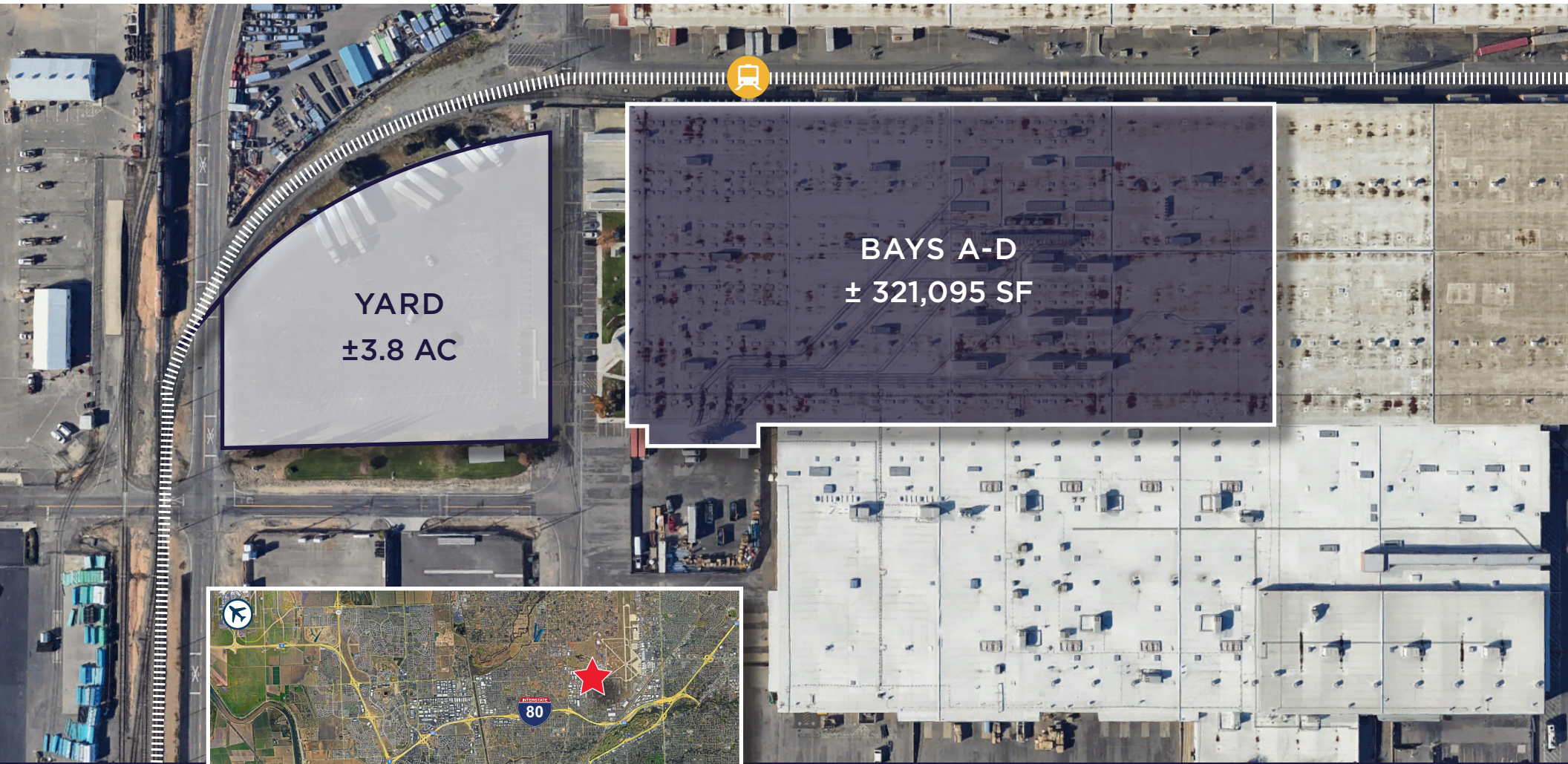


BAY	SQUARE FEET	CLEAR HEIGHT	LOADING DOORS	RAIL DOORS
A	87,095 SF	16'-22'	2 GL/7DH	2
B	78,000 SF	16'-22'	0	0
C	78,000 SF	16'-22'	0	0
D	78,000 SF	16'-22'	0	2
TOTAL	321,095 SF	16'-22'	2 GL/7DH	4



- Rail Door
- GL Door
- DH Door

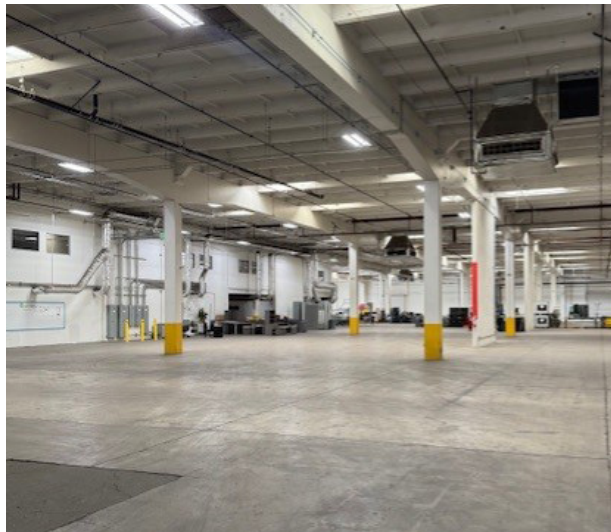
// ADJACENT YARD/PARKING



// GALLERY



AMPLE DOCK LOADING DOORS



EASILY ACCESSIBLE OFFICE



RAIL SERVED

2031

OPTISOLAR LN

MCCLELLAN, CA 95652



CONTACT

BRYCE MACDONALD

Executive Director
+1 916 288 4806
bryce.macdonald@cushwake.com
CA LIC# 01422174

VICTOR DEBOER

Executive Director
+1 510 891 5804
victor.deboer@cushwake.com
CA LIC# 01910482

TYSON VALLENARI

Executive Managing Director
+1 209 425 3960
tyson.vallenari@cushwake.com
CA LIC# 01480887

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.