

2031
OPTISOLAR LN

MCCLELLAN, CA 95652



Available For Sublease
 $\pm 321,095$ SF

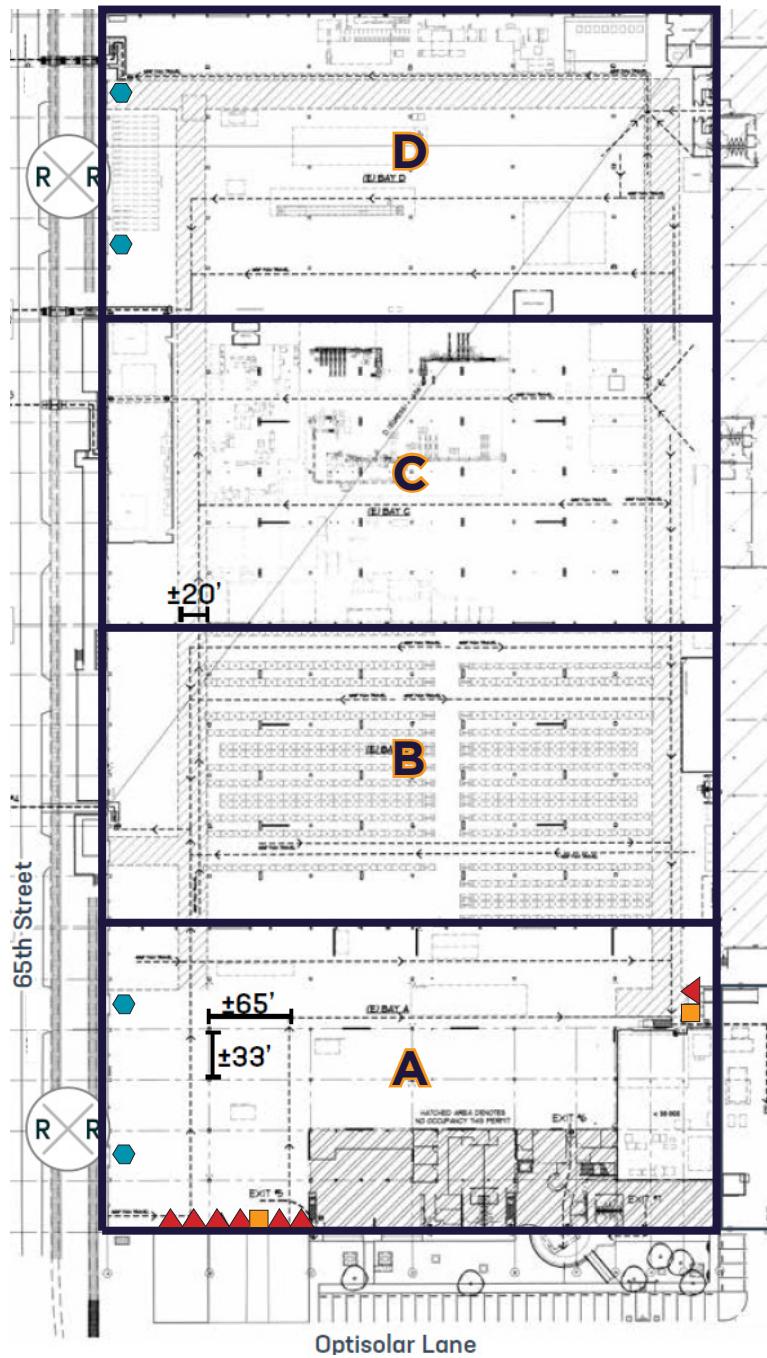
 CUSHMAN &
WAKEFIELD



// PROPERTY DETAILS

BUILDING SIZE 1,223,735 SF	LOADING DOCKS 7	CONSTRUCTION REINFORCED CONCRETE	RAIL ACCESS YES
SITE SIZE 46.59 ACRES	DRIVE-IN DOORS 2	FLOOR LOAD 8,000 LBS/SF	LIGHTING LED W/ SENSORS & SKYLIGHTS
AVAILABLE SPACE 78,000 SF TO 321.095 SF	PARKING 200 EXCLUSIVE SPACES	POWER 8,000A 480Y/277V 3P 4W	SPRINKLERS YES
CLEAR HEIGHT 16'-22'	YEAR BUILT/RENOV 1957/2001	ZONING M-1 LIGHT INDUSTRIAL	

// FLOOR PLANS

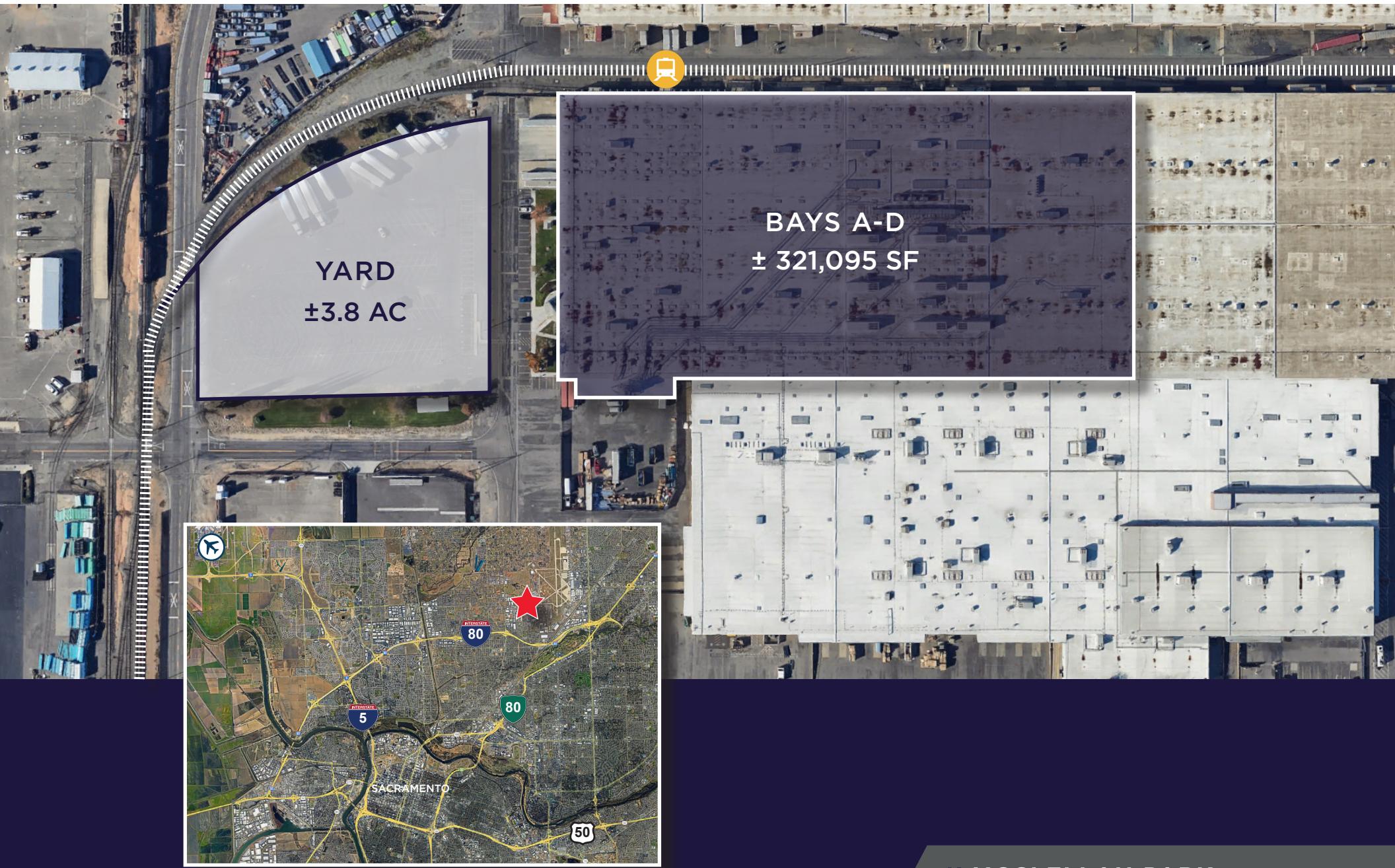


BAY	SQUARE FEET	CLEAR HEIGHT	LOADING DOORS	RAIL DOORS
A	87,095 SF	16'-22'	2 GL/7DH	2
B	78,000 SF	16'-22'	0	0
C	78,000 SF	16'-22'	0	0
D	78,000 SF	16'-22'	0	2
TOTAL	321,095 SF	16'-22'	2 GL/7DH	4

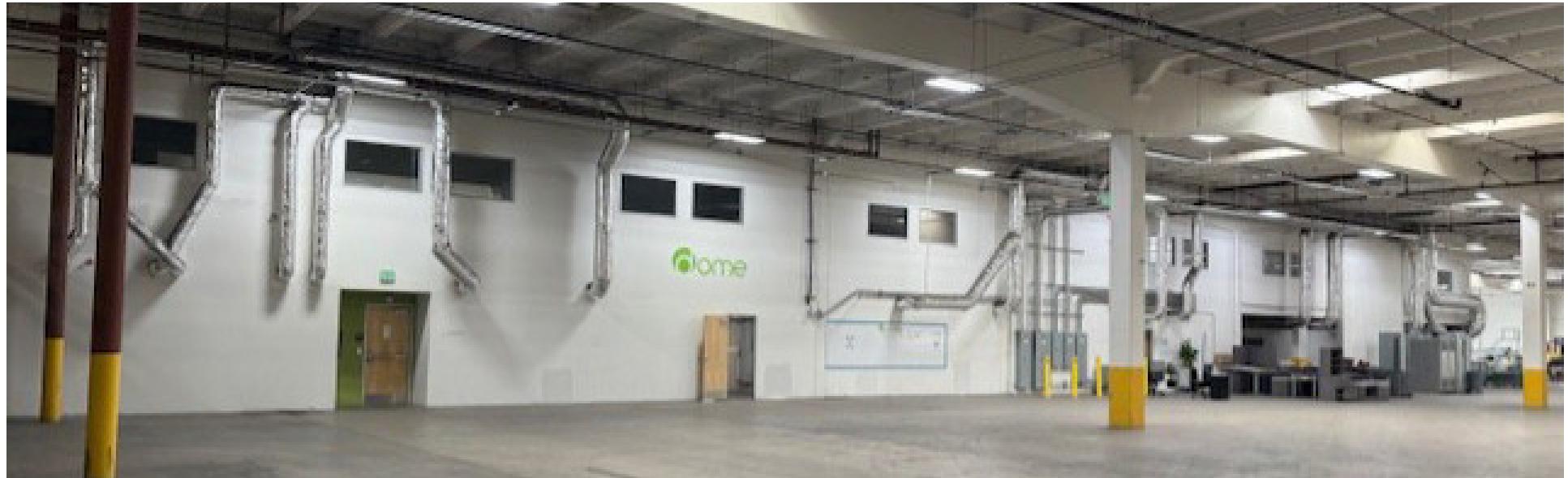


- ◆ Rail Door
- GL Door
- ▲ DH Door

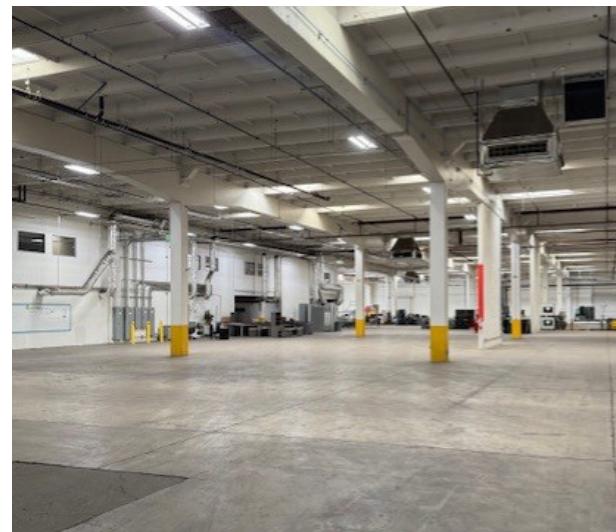
// ADJACENT YARD/PARKING



// GALLERY



AMPLE DOCK LOADING DOORS



EASILY ACCESSIBLE OFFICE



RAIL SERVED

// MCCELLAN PARK
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