

5440 DUDLEY BLVD & 5431 ARNOLD AVE

(BUILDINGS 905 & 929)

**TWO BUILDINGS TOTALING ±11,042 SF
WITH ±1.4 ACRES OF EXISTING PAVED
PARKING/YARD
(EXPANDABLE TO ±2.1 ACRES TOTAL)**

5431 ARNOLD / BLDG 929
±4,592 SF Building

5440 DUDLEY / BLDG 905
±6,450 SF Building with
±1.4 Acres of Paved Parking/Yard

±17,000 SF Fenced & Paved
Parking/Yard
(Additional Fencing Possible)

Potential ±0.7-Acre of
Paved Parking/Yard



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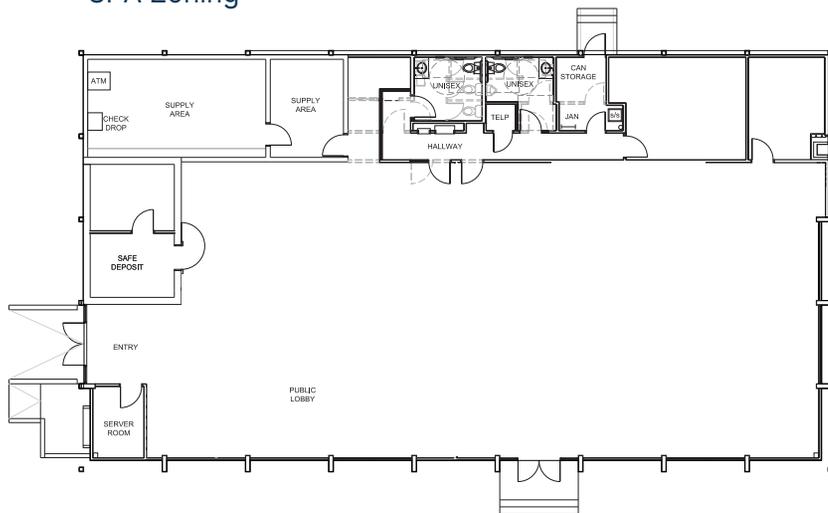
FLOOR PLAN | 5440 Dudley Blvd | Building 905



Available $\pm 6,450$ SF* Building with ± 1.4 Acres* of Paved Parking/Yard

FEATURES:

- Immediate Occupancy
- Fully Conditioned Building
- Open Office Layout
- Secured Vault
- ± 1.4 Acres* of Paved Parking/Yard including a $\pm 17,000$ SF* Fenced Area
- Excellent Access to I-80 & Watt Ave
- SPA Zoning



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



5440 DUDLEY BLVD / BLDG 905



$\pm 17,000$ SF
Fenced Area

5440 DUDLEY
 $\pm 6,450$ SF Building
with ± 1.4 Acres of
Parking/Yard

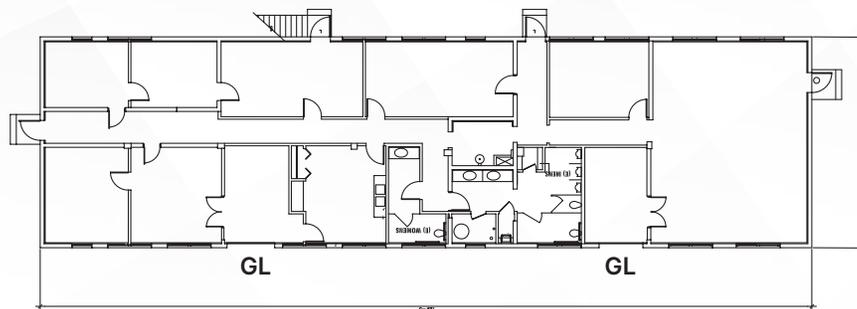


FLOOR PLAN | 5431 Arnold Avenue | Building 929

**Available ±4,592 SF* Building
with Potential for ±0.7-Acre* of
Paved Parking/Yard**

FEATURES:

- Immediate Occupancy
- Private Offices
- Two (2) Grade Level Doors
- Potential for ±0.7-Acre* of Paved Yard/Parking
- 400a / 208v Power*
- Excellent Access to I-80 & Watt Ave
- SPA Zoning



GL - GRADE LEVEL DOOR

Floor plan and measurements are approximate.

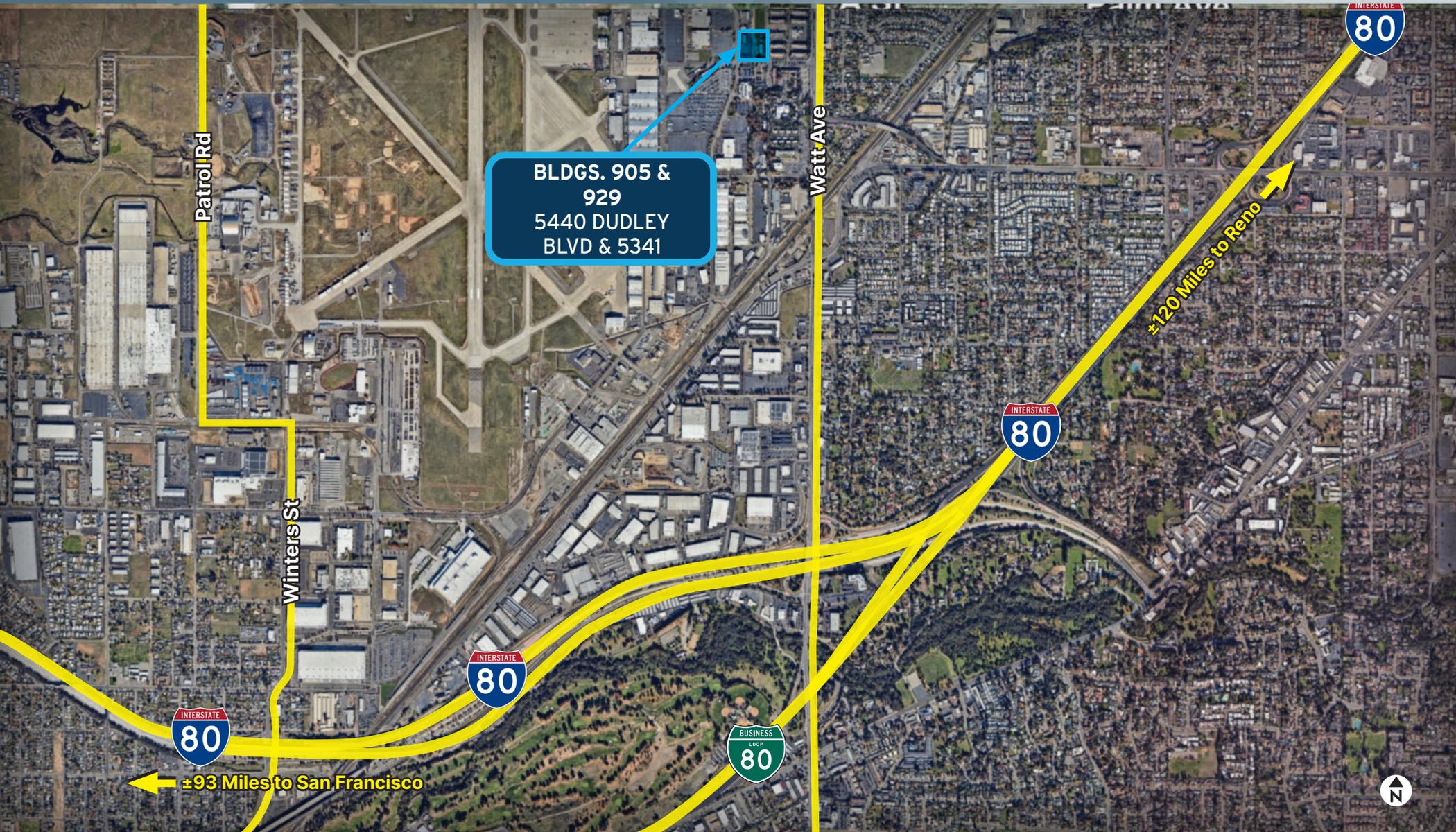
*Tenant to independently verify.



5431 ARNOLD AVENUE



AERIAL VIEW OF SITE LOCATION



BUILDING PARK OVERVIEW | AMENITIES



LEGEND

- | | |
|--|-------------------------------|
| 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 | |

BLDGs. 905 & 929
 5440 DUDLEY
 BLVD & 5341
 ARNOLD AVE

ROSEVILLE RD

MCCLELLAN PARK

WATT AVE

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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