

**CBRE**

**NOW LEASING**

*One Campus. Endless Opportunity.*

McClellan, CA



**CONTACT US**

**TONY WHITTAKER**

+1 916 492 6914

TONY.WHITTAKER@CBRE.COM

LIC. 01780828

**JASON GOFF**

+1 916 446 8222

JASON.GOFF@CBRE.COM

LIC. 01205230

**NELLIE CRUZ**

+1 916 492 6915

NELLIE.CRUZ@CBRE.COM

LIC. 02086140

**HAYDEN NABERS**

+1 916 446 8207

HAYDEN.NABERS@CBRE.COM

LIC. 02231233



**McCLELLAN  
PARK**

# PROPERTY AVAILABILITY

- 5029 DUDLEY BLVD | BUILDING 250 E\*  
**±21,507-43,014 RSF**

---

- 5019 DUDLEY BLVD | BUILDING 250 F\*  
**±21,507-43,014 RSF**

---

- 5016 LUCE AVE | BUILDING 250 N  
**±8,768 RSF**

---

- 5030 DUDLEY BLVD | BUILDING 269 F\*\*  
**±21,600-64,800 RSF**

---

- 5020 DUDLEY BLVD | BUILDING 269 G\*\*  
**±21,600-64,800 RSF**

---

- 5012 DUDLEY BLVD | BUILDING 269 H\*\*  
**±21,600-64,800 RSF**

---

\*Bldgs. 250 E & F contiguous up to ±43,014 RSF.

\*\*Bldgs. 269 F, G, H contiguous up to ±64,800 RSF.



# BUILDING PARK OVERVIEW | AMENITIES



## One Campus. Endless Opportunity.



**BLDG. 269 F, G, H**  
5012-5030 DUDLEY BLVD

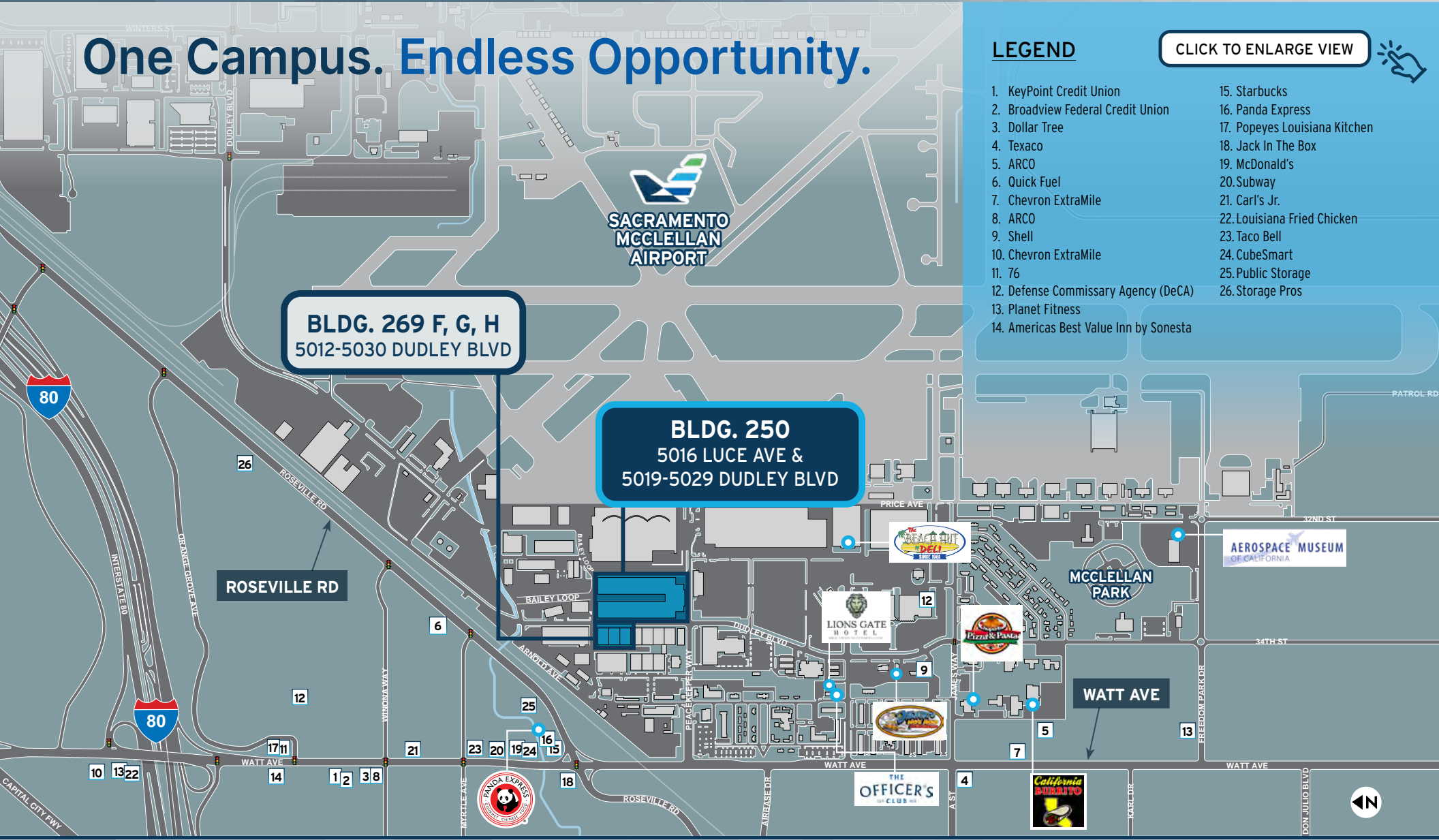
**BLDG. 250**  
5016 LUCE AVE &  
5019-5029 DUDLEY BLVD

### LEGEND

[CLICK TO ENLARGE VIEW](#)



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



# AERIAL VIEW OF SITE LOCATIONS



# PROPERTY 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



- Close Proximity to Watt Ave & I-80/Bus-80 Highways



- Residential Apartments and Homes For Rent within the Park



- Full Broker Cooperation



- Opportunities for On-Site Generators



- Opportunities for Fenced/Secured Parking



- Opportunities for Rooftop Antennas



# PROPERTY PHOTOS



5019 Dudley Blvd



5022 Bailey Loop



Bldg. 250 - Courtyard



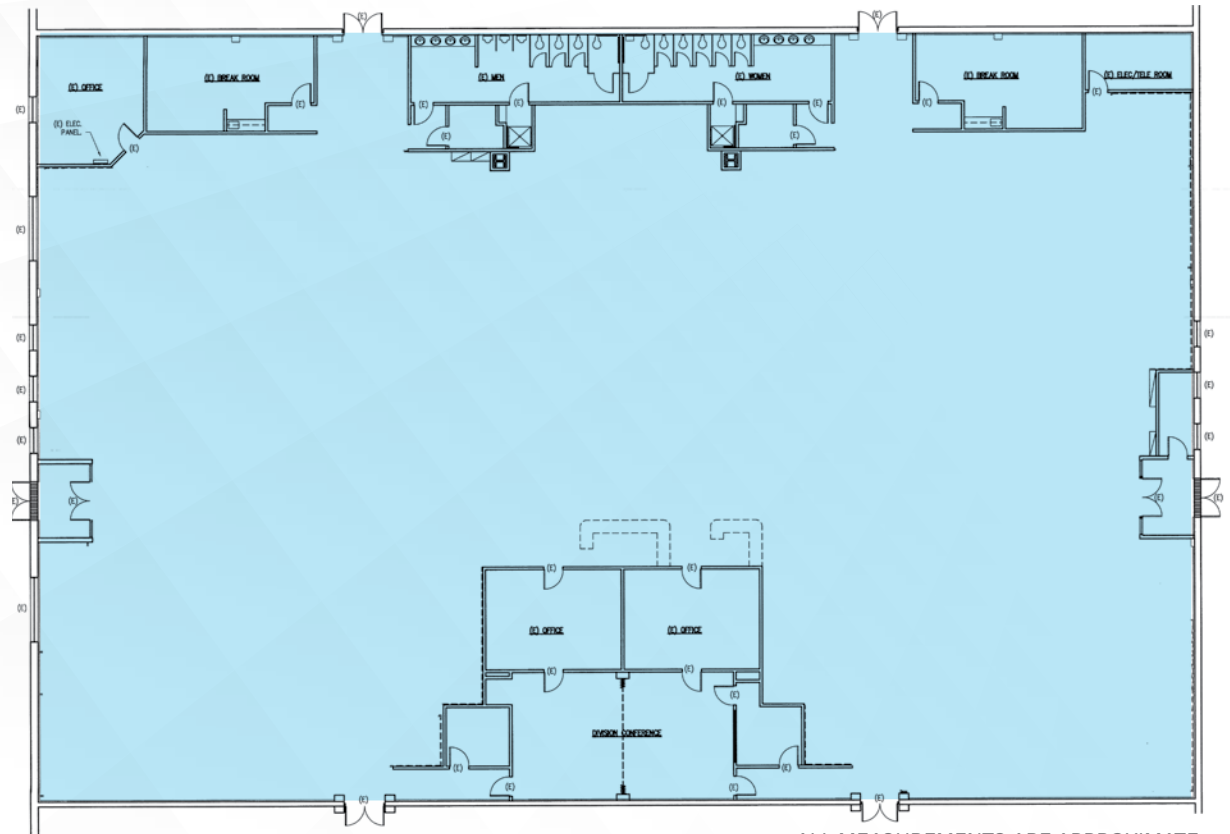
# FLOOR PLAN | 5029 Dudley Blvd | Building 250 E



**Available ±21,507 RSF**  
*(Bldgs. 250 E & 250 F contiguous up to ±43,014 RSF)*

## BUILDING FEATURES:

- Tenant improvements to suit
- Creative industrial features
- Adjacent to courtyard space
- Fiber ready
- Building signage opportunity
- 2nd generation improvements



ALL MEASUREMENTS ARE APPROXIMATE.



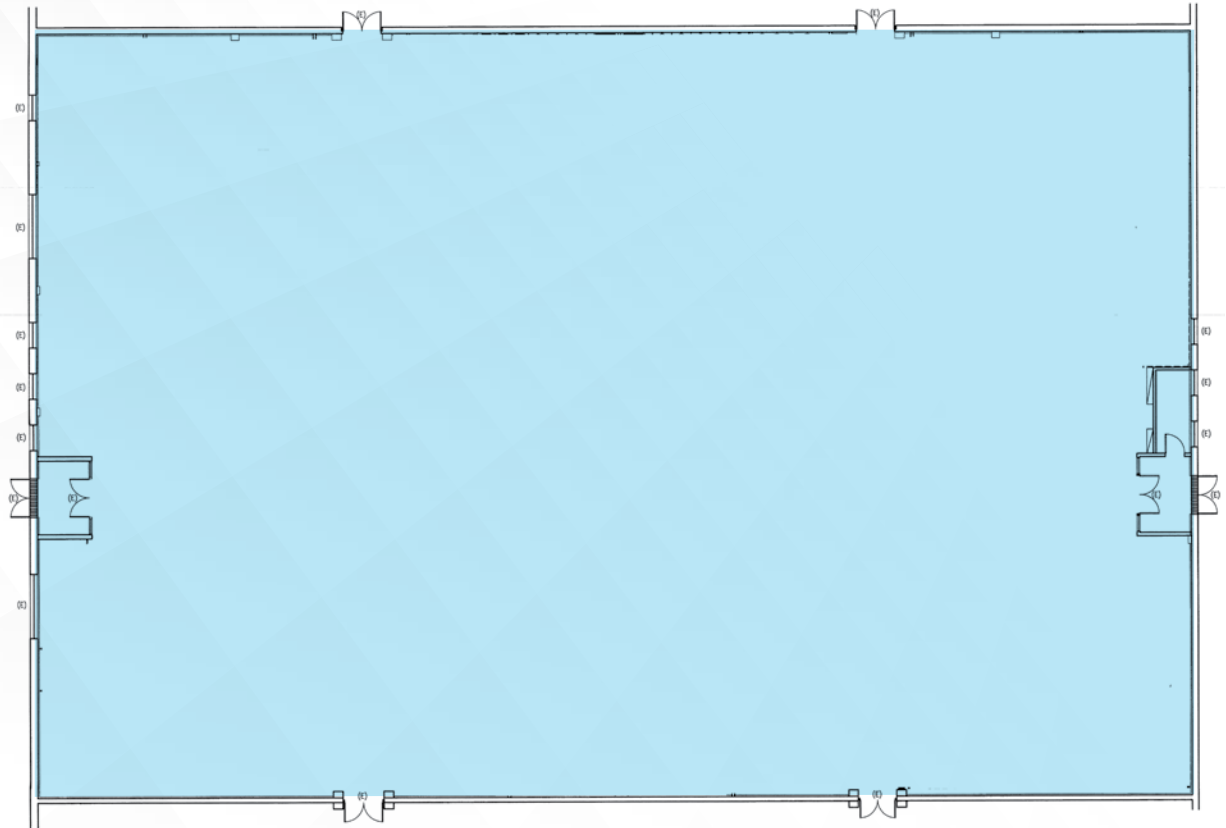
# FLOOR PLAN | 5019 Dudley Blvd | Building 250 F



**Available ±21,507 RSF**  
*(Bldgs. 250 E & 250 F contiguous up to ±43,014 RSF)*

## BUILDING FEATURES:

- Tenant improvements to suit
- Creative industrial features
- Adjacent to courtyard space
- Fiber ready
- Building signage opportunity

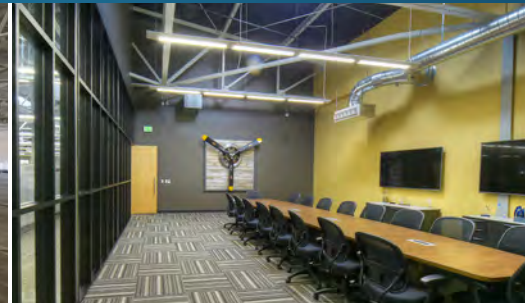


ALL MEASUREMENTS ARE APPROXIMATE.

## EXISTING BUILD-OUT PHOTOS



## HYPOTHETICAL BUILD-OUT PHOTOS



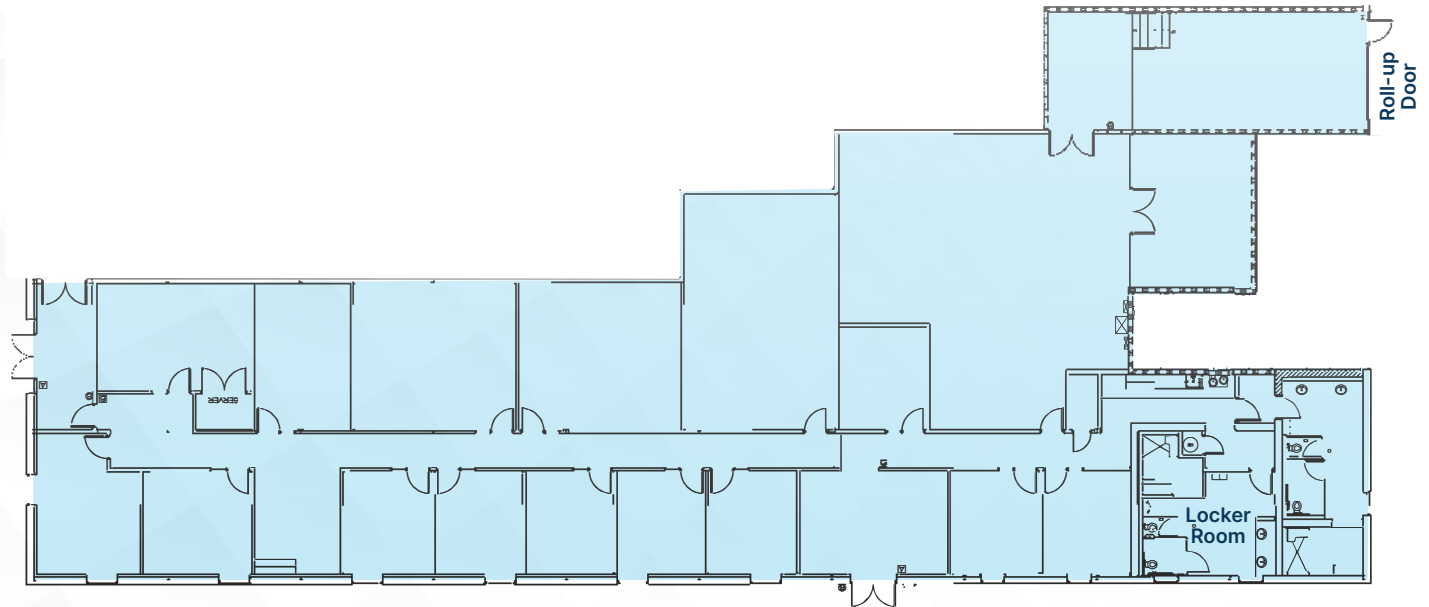
# FLOOR PLAN | 5016 Luce Ave | Building 250 N



## Available ±8,768 RSF

### BUILDING FEATURES:

- Tenant improvements to suit
- Creative industrial features
- Adjacent to courtyard space
- Fiber ready
- Building signage opportunity
- Warehouse with oversized roll-up door
- Locker Rooms with Showers



ALL MEASUREMENTS ARE APPROXIMATE.



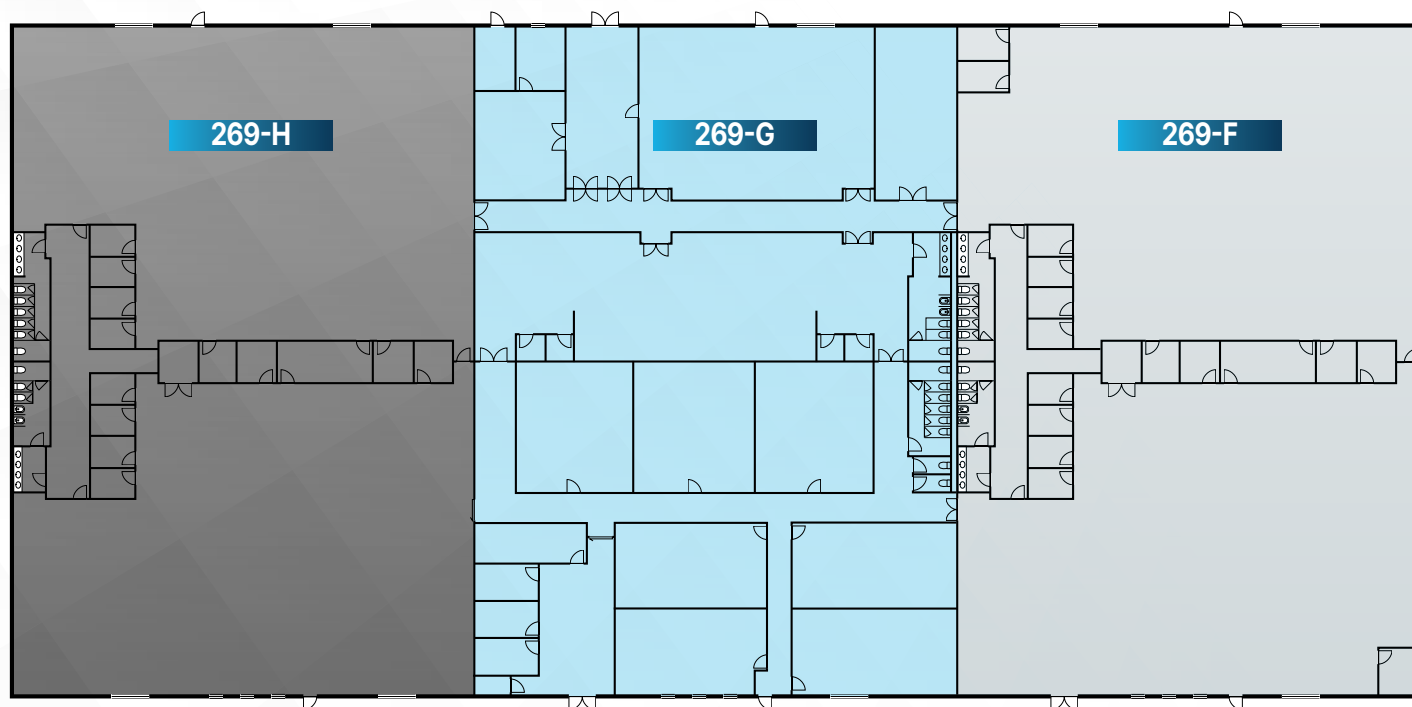
# FLOOR PLAN | 5012-5030 Dudley Blvd | Building 269 F, G, H



**Available ±64,800 RSF Total  
Divisible to ±21,600 RSF  
Per Bay**

## BUILDING FEATURES:

- Furniture available
- Creative industrial features
- Adjacent to courtyard space
- Fiber ready
- Building signage opportunity



ALL MEASUREMENTS ARE APPROXIMATE.



**CBRE**

**McClellan Park**

**One Campus. Endless Opportunity.**

**CONTACT US**

**TONY WHITTAKER**

SENIOR VICE PRESIDENT  
+1 916 492 6914  
TONY.WHITTAKER@CBRE.COM  
LIC. 01780828

**JASON GOFF**

EXECUTIVE VICE PRESIDENT  
+1 916 446 8222  
JASON.GOFF@CBRE.COM  
LIC. 01205230

**NELLIE CRUZ**

VICE PRESIDENT  
+1 916 492 6915  
NELLIE.CRUZ@CBRE.COM  
LIC. 02086140

**HAYDEN NABERS**

ASSOCIATE  
+1 916 446 8207  
HAYDEN.NABERS@CBRE.COM  
LIC. 02231233



**McCLELLAN  
PARK**

[WWW.CBRE.COM/SACRAMENTO](http://WWW.CBRE.COM/SACRAMENTO)

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_May2026