

FOR LEASE • BUILDING 263F

20,413 SF • 5027 Roberts Avenue, McClellan

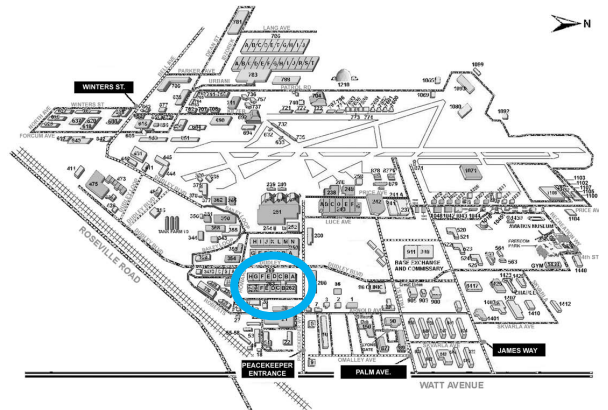
Available Q2 2025



 Jason Klier • Jennifer Lewis

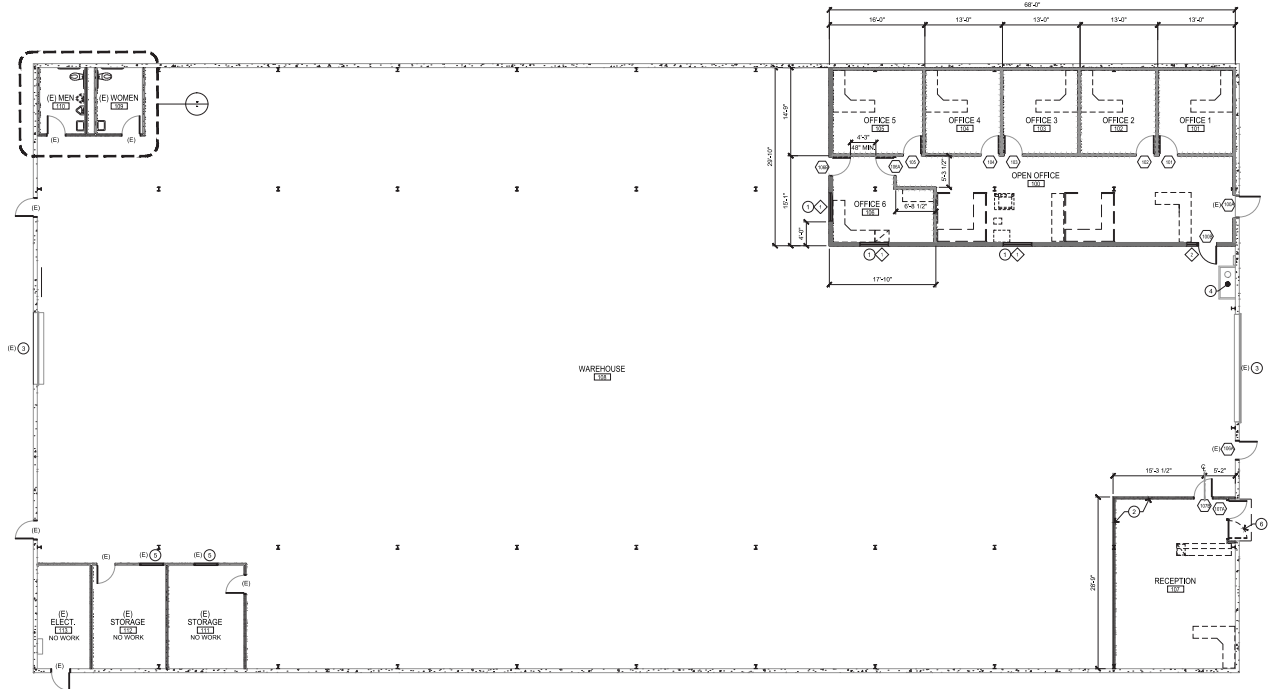
 Office: 916 965-7100

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Building Features

Size: 20,413 SF

- ✓ Private offices
- ✓ Column spacing: 20 X 60
- ✓ Oversize grade-level door: 18 X 14
- ✓ Shared loading dock with oversize door: 11 X 12
- ✓ Natural light
- ✓ Fork lift ramp
- ✓ Clear height: 14'
- ✓ Ideal warehouse/storage
- ✓ Fiber ready
- ✓ Building signage opportunity
- ✓ Ample parking: 1:1,000 SF

Services & Amenities

- ✓ Onsite full service hotel & conference center
- ✓ Onsite full service airport and FBO
- ✓ Onsite McClellan facility services (available for contract)
- ✓ Onsite restaurants
- ✓ Regional transit shuttle to light rail
- ✓ Close proximity to Watt & I-80 Freeways
- ✓ 24/7/365 onsite security patrol
- ✓ Residential apartments & homes for rent
- ✓ Full broker cooperation