



McCLELLAN PARK



FOR LEASE | ±60,000 SF | BUILDING 786, BAY E

4800 LANG AVENUE, MCCLELLAN, CA

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Colliers

BUILDING FEATURES



Building Specifications

AVAILABLE SF:	60,000 SF
OFFICE SPACE:	2,500 SF
COLUMN SPACING:	64' X 31'
CLEAR HEIGHT:	22'
DOORS:	4 DOCK HIGH DOORS 1 GRADE LEVEL DOOR
FIRE SPRINKLERS:	ESFR
RAIL ACCESS:	1 - 12' X 14'
POWER:	1200A / 480V

Property Features



Close Proximity
to Watt & I-80
Freeways



Regional Transit
Shuttle to
Lightrail



Rail Served
Access to UP/
BNSF



SERVICES & AMENITIES



Regional Transit Shuttle to Lightrail

Onsite Full Service Airport and FBO

24/7/365 Onsite Security Patrol

Rail Served | Access to UP/BNSF

Onsite Full Service Hotel

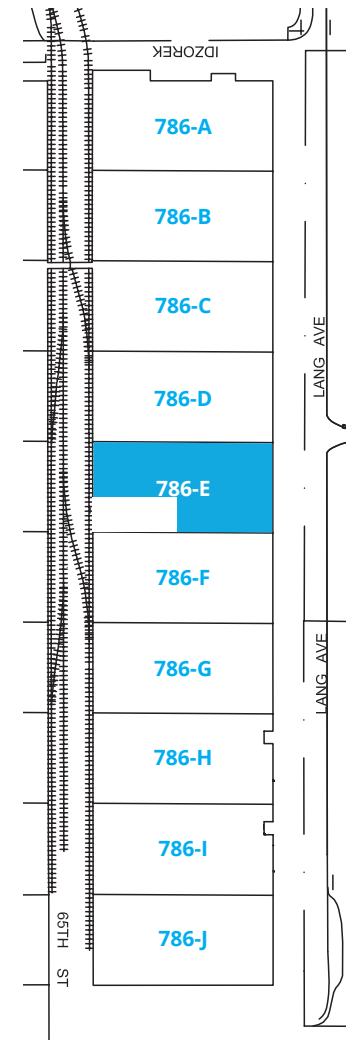
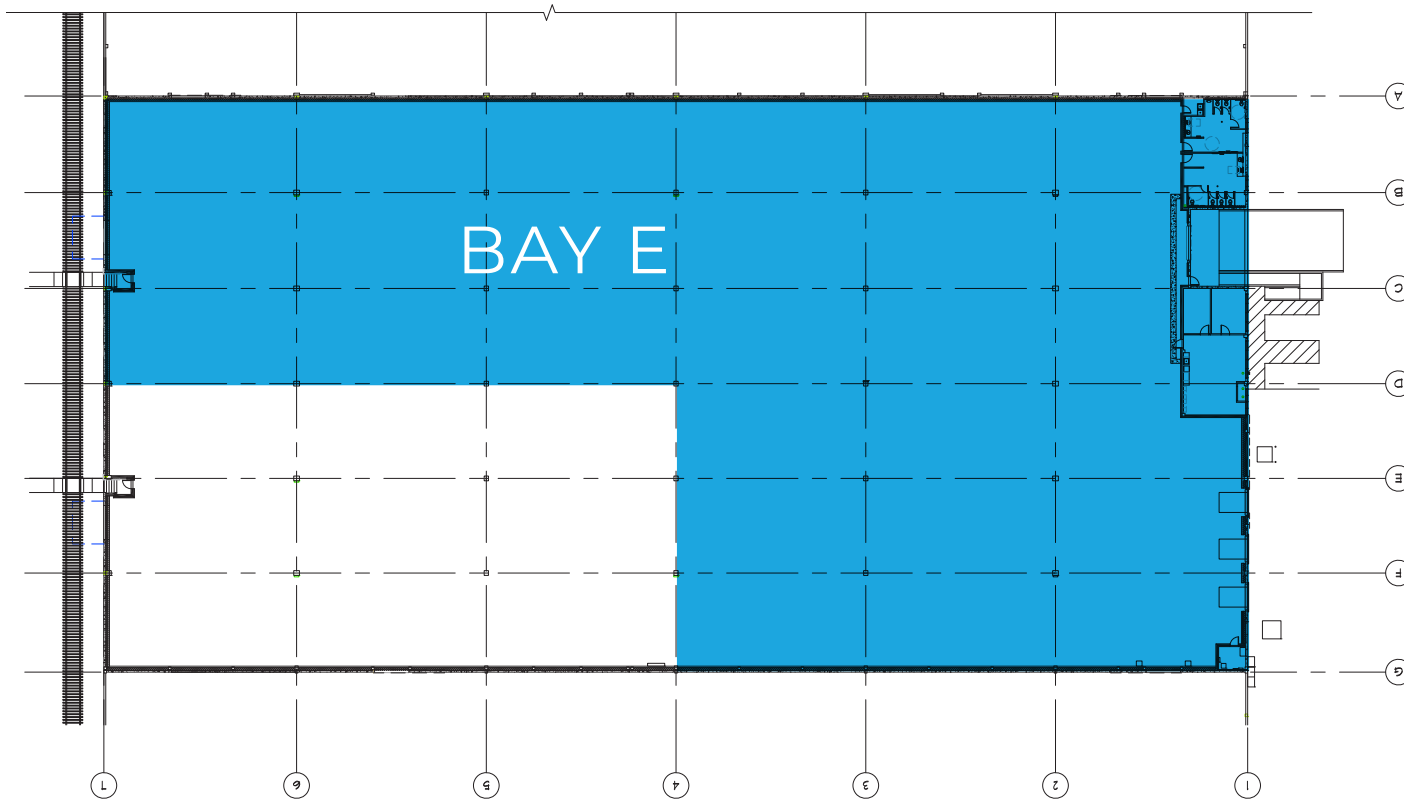
Onsite Meeting & Event Services

Onsite Restaurants

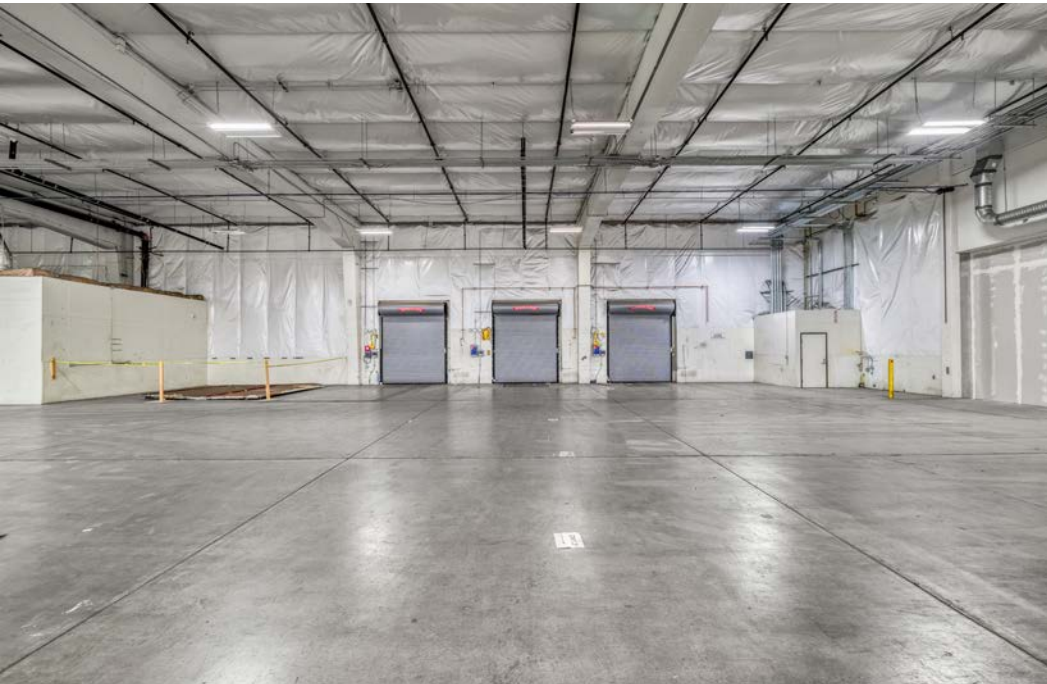
Residential Apartments & Homes for Rent



Bay E: 60,000 SF Available



PROPERTY PHOTOS



LOCATION OVERVIEW



Route to Freeway

Raley Boulevard
Main Street

Dean Street

Route to Freeway

Winters Street

Bell Avenue

Sacramento McClellan Airport

Dudley Boulevard

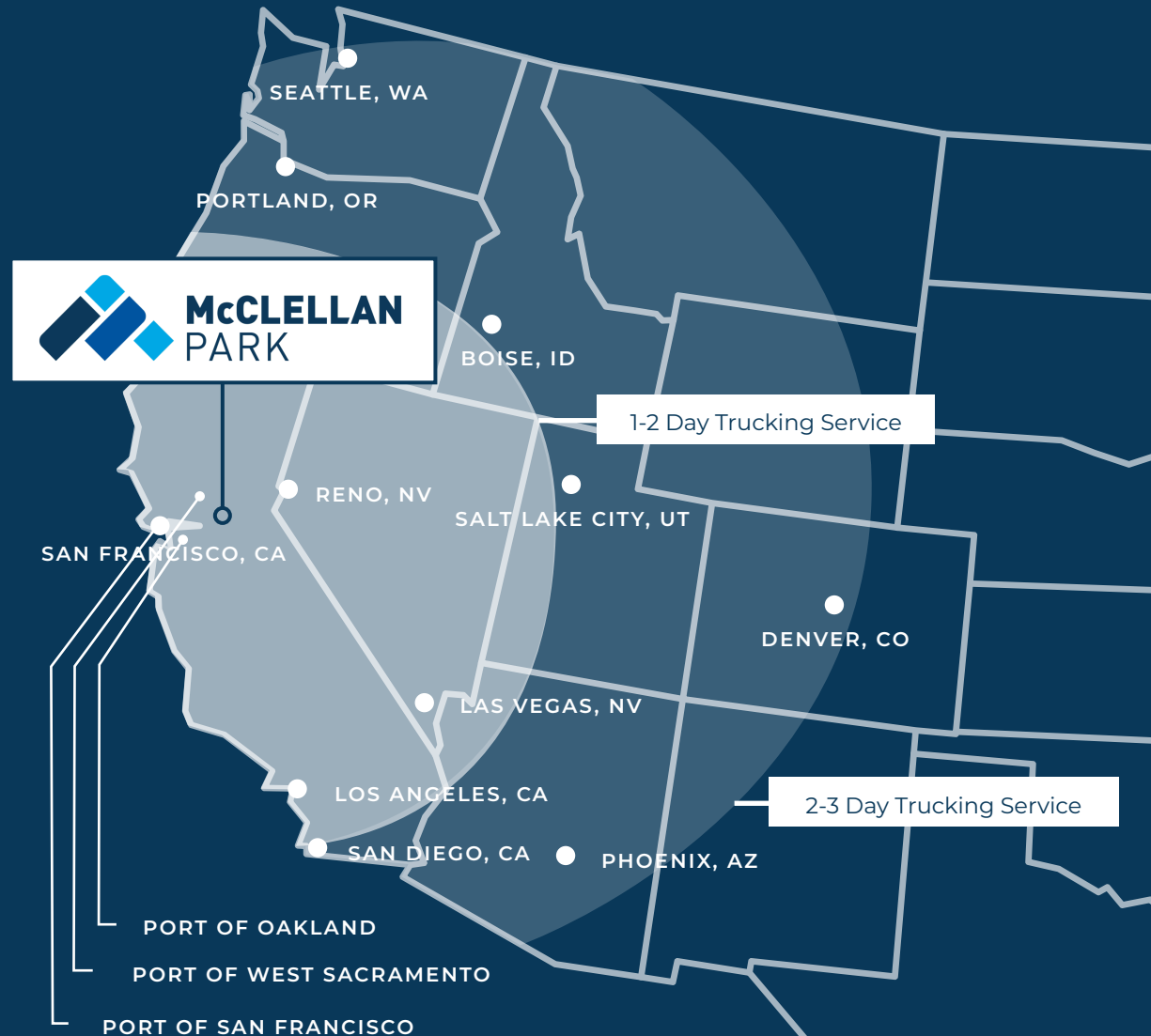
INTERSTATE
80

REGIONAL OVERVIEW



CITY	DISTANCE (MILES)
San Francisco, CA	93
Reno, NV	127
Los Angeles, CA	393
San Diego, CA	519
Boise, ID	548
Portland, OR	582
Las Vegas, NV	569
Salt Lake City, UT	644
Seattle, WA	755
Phoenix, AZ	764
Denver, CO	1,118

PORT	DISTANCE (MILES)
Port of West Sacramento	12.5
Port of Oakland	88.5
Port of San Francisco	92.4





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