

# FOR LEASE • BUILDING 700, Suite 350

18,000 SF • 4522 Parker Ave, McClellan

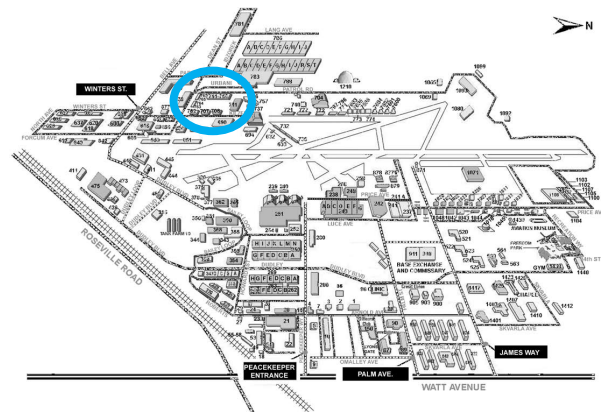


**McCLELLAN  
PARK**

 Jason Klier • Jennifer Lewis

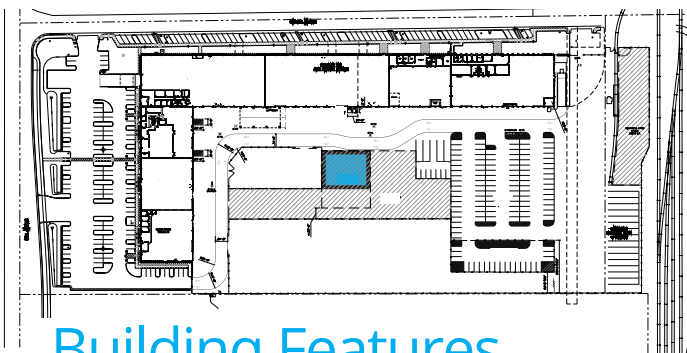
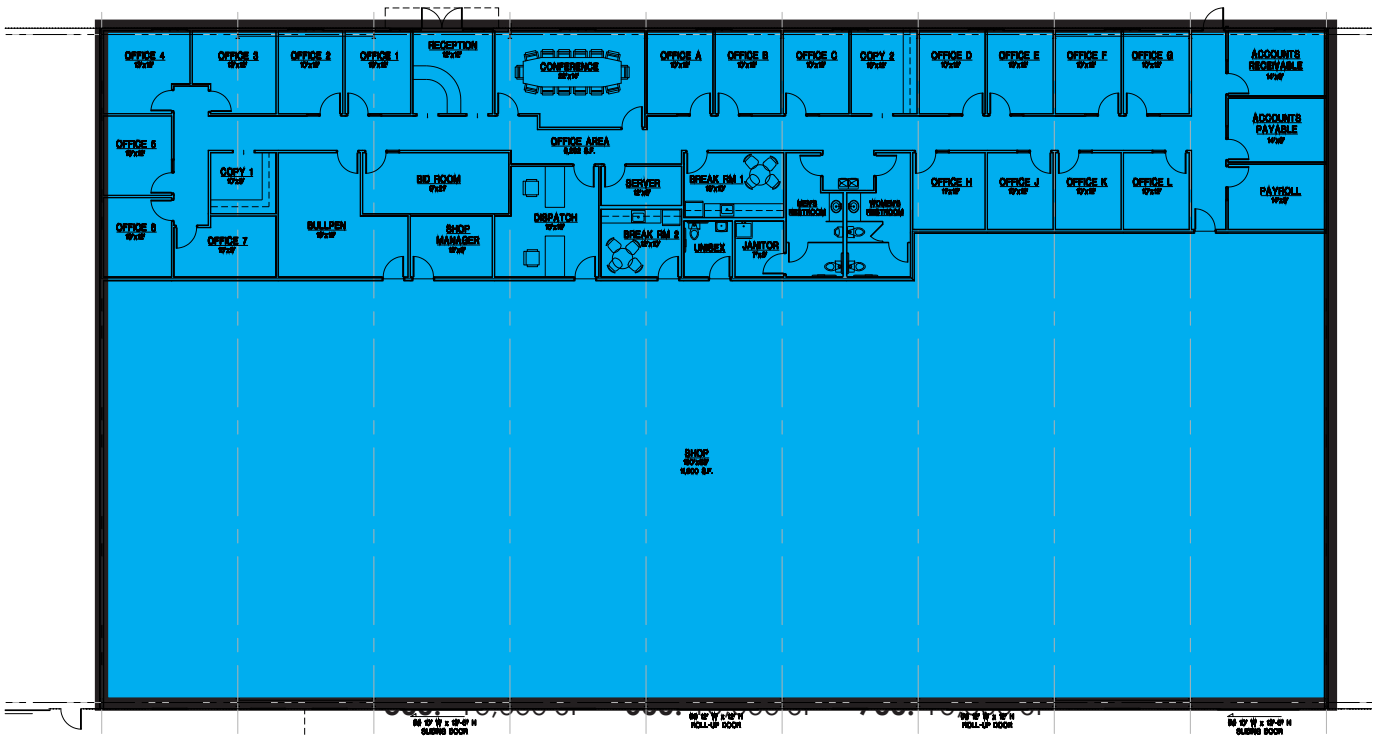
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## Building Features

Warehouse: 11,800 SF

Office: 6,200 SF

Yard: 10,000 SF

- ✓ Private offices
- ✓ Dudley Blvd Identity
- ✓ Excellent access to I-80 Freeway
- ✓ Fiber ready
- ✓ Building signage opportunity
- ✓ Ample parking: 1:1,000 SF
- ✓ 6 oversize grade-level doors

## Services & Amenities

- ✓ Onsite full service hotel & conference center
- ✓ Onsite full service airport and FBO
- ✓ Onsite restaurants
- ✓ Regional transit shuttle to lightrail
- ✓ Close proximity to Watt & I-80 Freeways
- ✓ 24/7/365 onsite security patrol
- ✓ Residential apartments & homes for rent
- ✓ Full broker cooperation