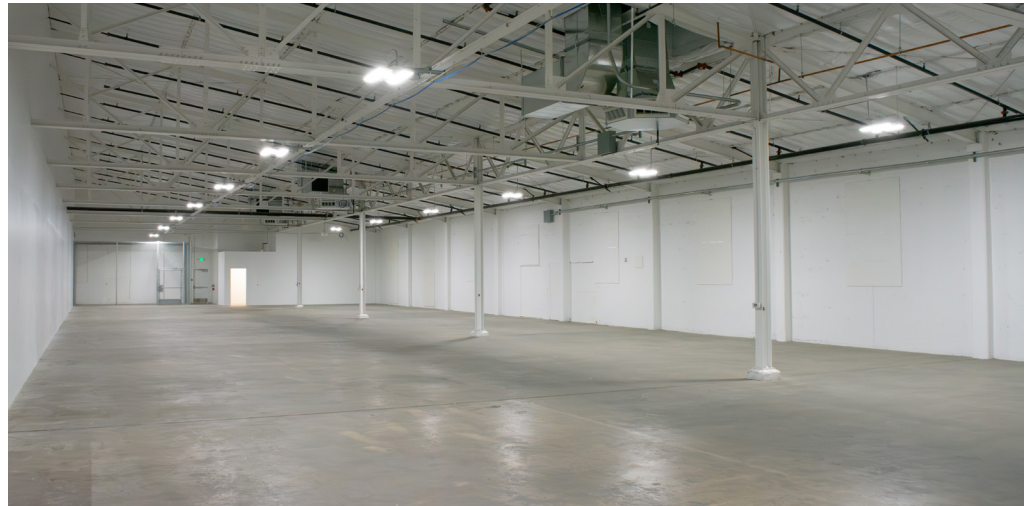


# FOR LEASE • BUILDING 269B

10,000 SF • 5115 Dudley Blvd, McClellan

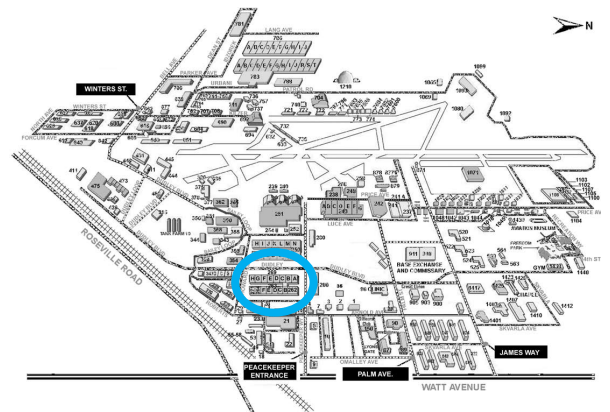


**McCLELLAN  
PARK**

 Jason Klier • Jennifer Lewis

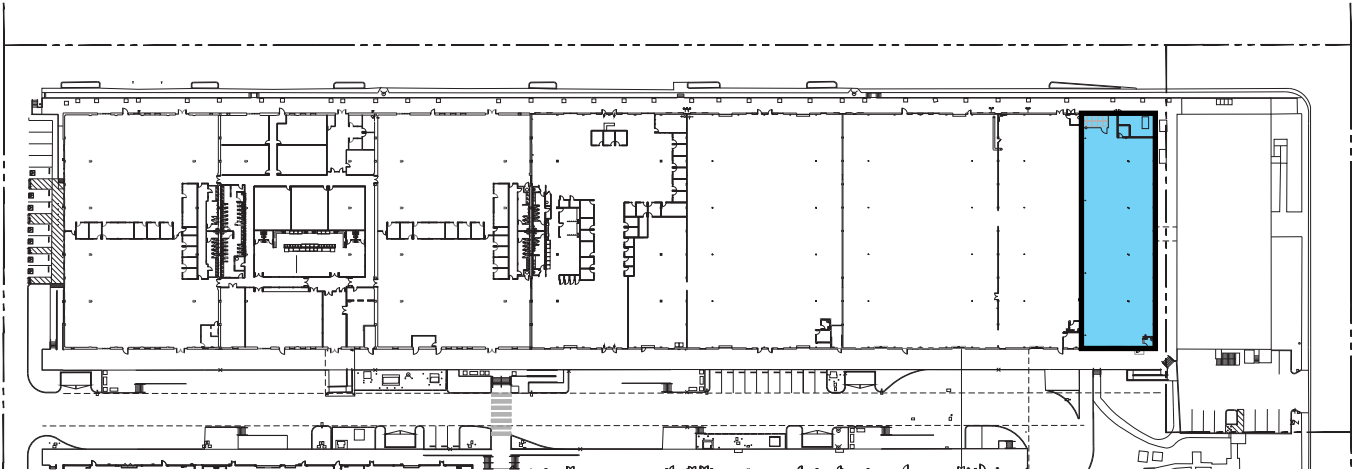
 Office: 916 965-7100

 Email: [Leasing@McClellanPark.com](mailto:Leasing@McClellanPark.com)



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## Building Features

- ✓ Tenant improvements to suit
- ✓ 14' minimum clear height
- ✓ 12' x 14' roll up door
- ✓ 200a / 480v
- ✓ Conditioned warehouse space
- ✓ Shared dock with leveler
- ✓ Forklift ramp
- ✓ IT room and unisex restroom
- ✓ Adjacent to corporate courtyard
- ✓ Fiber ready
- ✓ Building signage opportunity
- ✓ Ample parking: 4:1,000 SF

## Services & Amenities

- ✓ Onsite full service hotel
- ✓ Onsite meeting & event services
- ✓ Onsite full service airport and FBO
- ✓ 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