

FOR LEASE • BUILDING 250

301,098 SF • 5008-5050 Luce Ave & 5011-5029 Dudley Blvd, McClellan



**McCLELLAN
PARK**



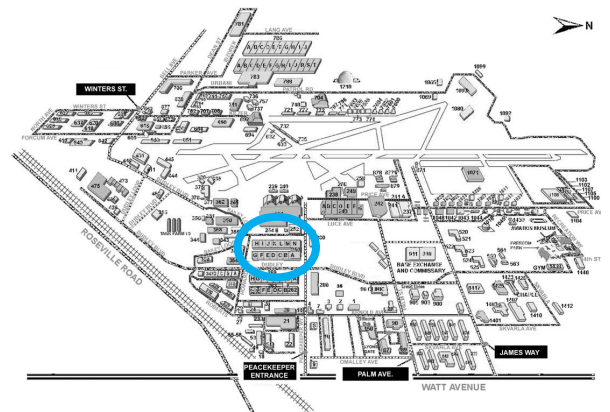
Jason Klier



Office: 916 965-7100

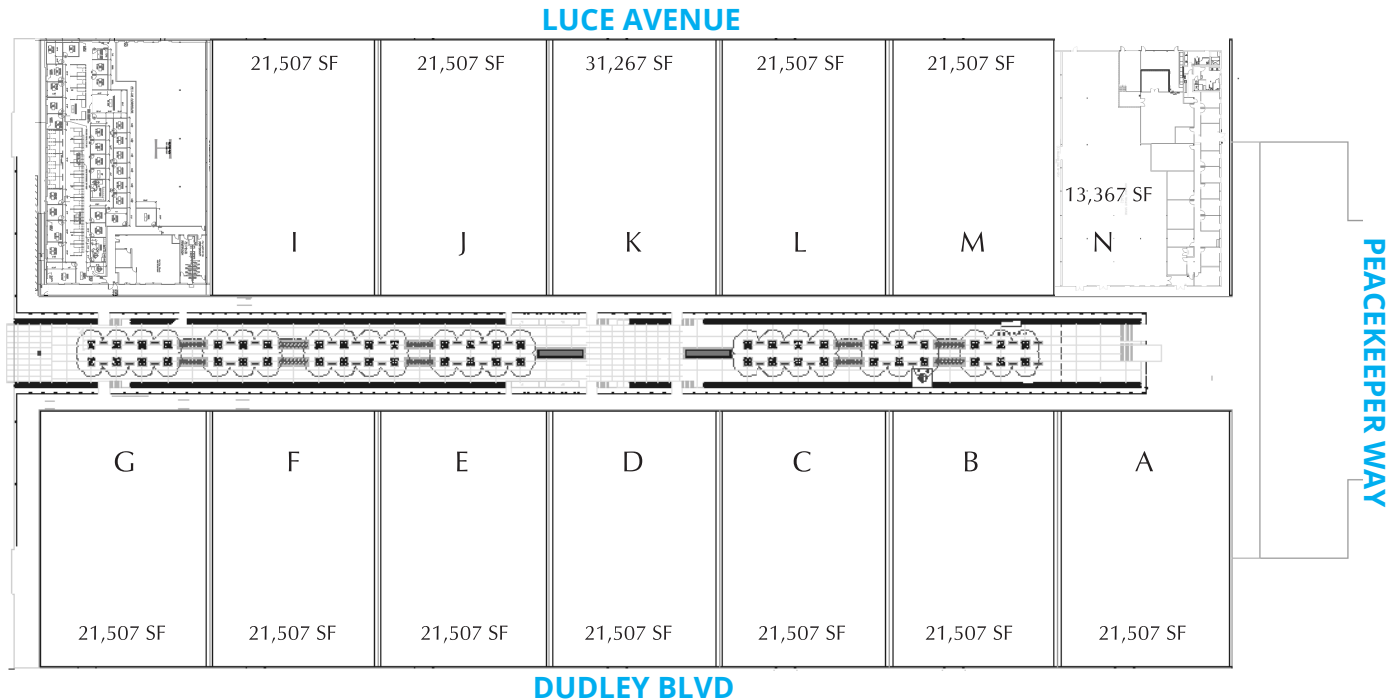


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Building Features

Size: 301,098 SF

- ✓ Tenant improvements to suit
- ✓ Second generation space available
- ✓ Creative industrial features
- ✓ Ideal call-center / office
- ✓ Adjacent to courtyard space
- ✓ Fiber ready
- ✓ Building signage opportunity
- ✓ Ample parking: 4:1,000 SF

Services & Amenities

- ✓ Onsite full service hotel
- ✓ 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