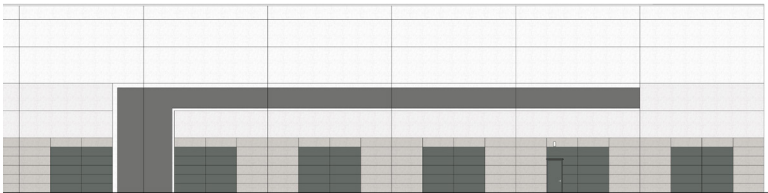


McClellan Logistics Center II

313,107 SF Logistics / Warehouse Buildings



32-36' CLEAR HEIGHT

9'X10' DOCKS

ESFR FIRE SUPPRESSION SYSTEM

50'X54' COLUMN SPACING

LOCATION

WINTERS STREET / McCLELLAN PARK DRIVE, McCLELLAN

PROJECT BEGINS

SPRING 2021

DEVELOPER/OWNER

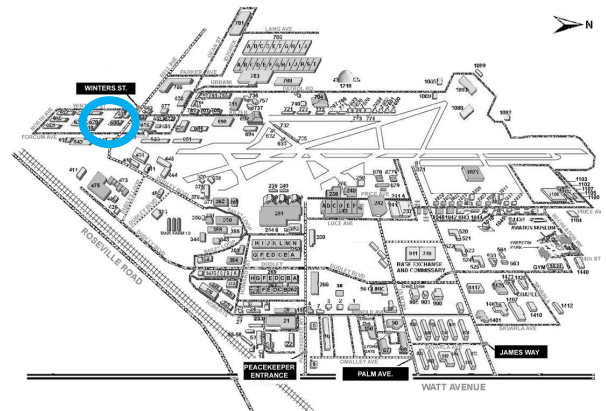
McCLELLAN BUSINESS PARK



 Ken Giannotti • John Knauer

 Office: 916 965-7100

 Email: Leasing@McClellanPark.com



McClellan Logistics Center II

313,107 SF Logistics / Warehouse Buildings



Building Features

Building A: 172,212 SF

Building C: 140,895 SF

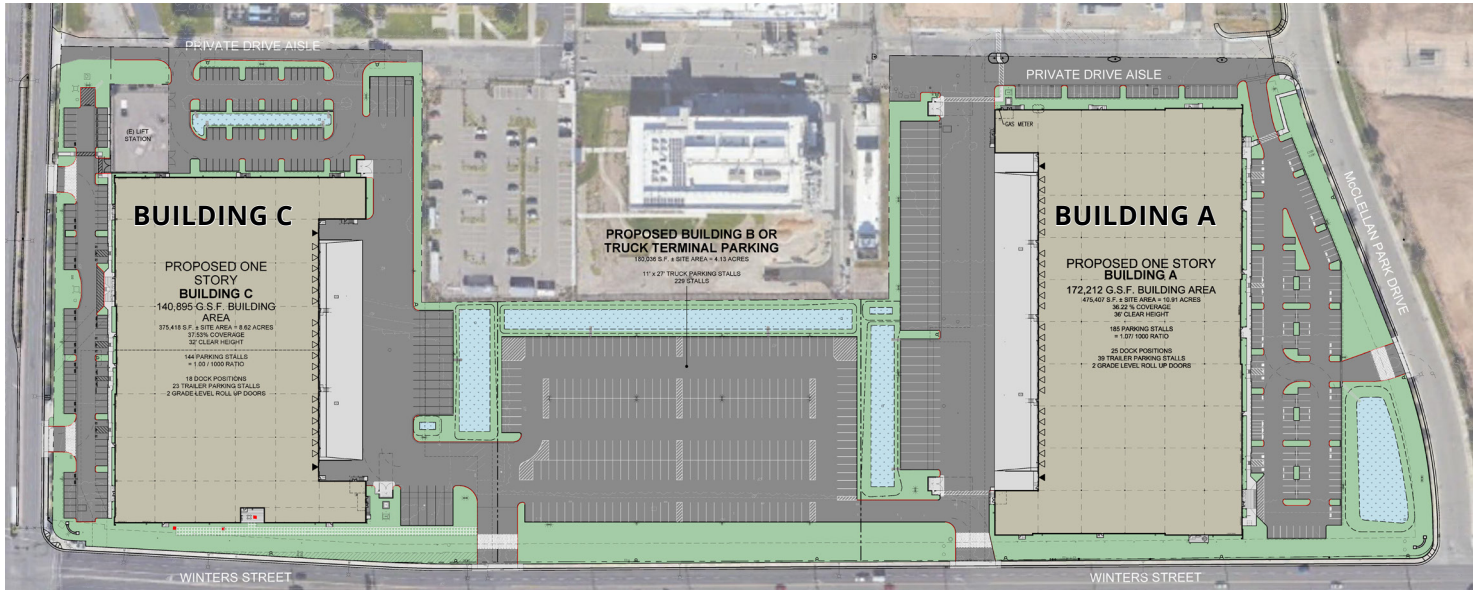
- ✓ 9' x 10' Dock doors
- ✓ 32-36' Clear height
- ✓ 50' x 54' Column spacing
- ✓ Up to 3,000 Amps - 480V
- ✓ Auto and truck/trailer parking
- ✓ ESFR Fire Suppression System
- ✓ Interstate 80 visibility

Services & Amenities

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

McClellan Logistics Center II

313,107 SF Logistics / Warehouse Buildings



BUILDING C

3650 Dudley Blvd.

140,895 SF

32' Clear height

50' x 54' Column spacing

2,500amp 480/277

144 Parking stalls

Parking: 1:1000 SF

18 Dock positions

2 Grade level roll up doors

23 Trailer parking stalls

BUILDING A

2345 McClellan Park Dr.

172,212 SF

36' Clear height

50' x 54' Column spacing

3,000amp 480/277

185 Parking stalls

Parking: 1:1000 SF

25 Dock positions

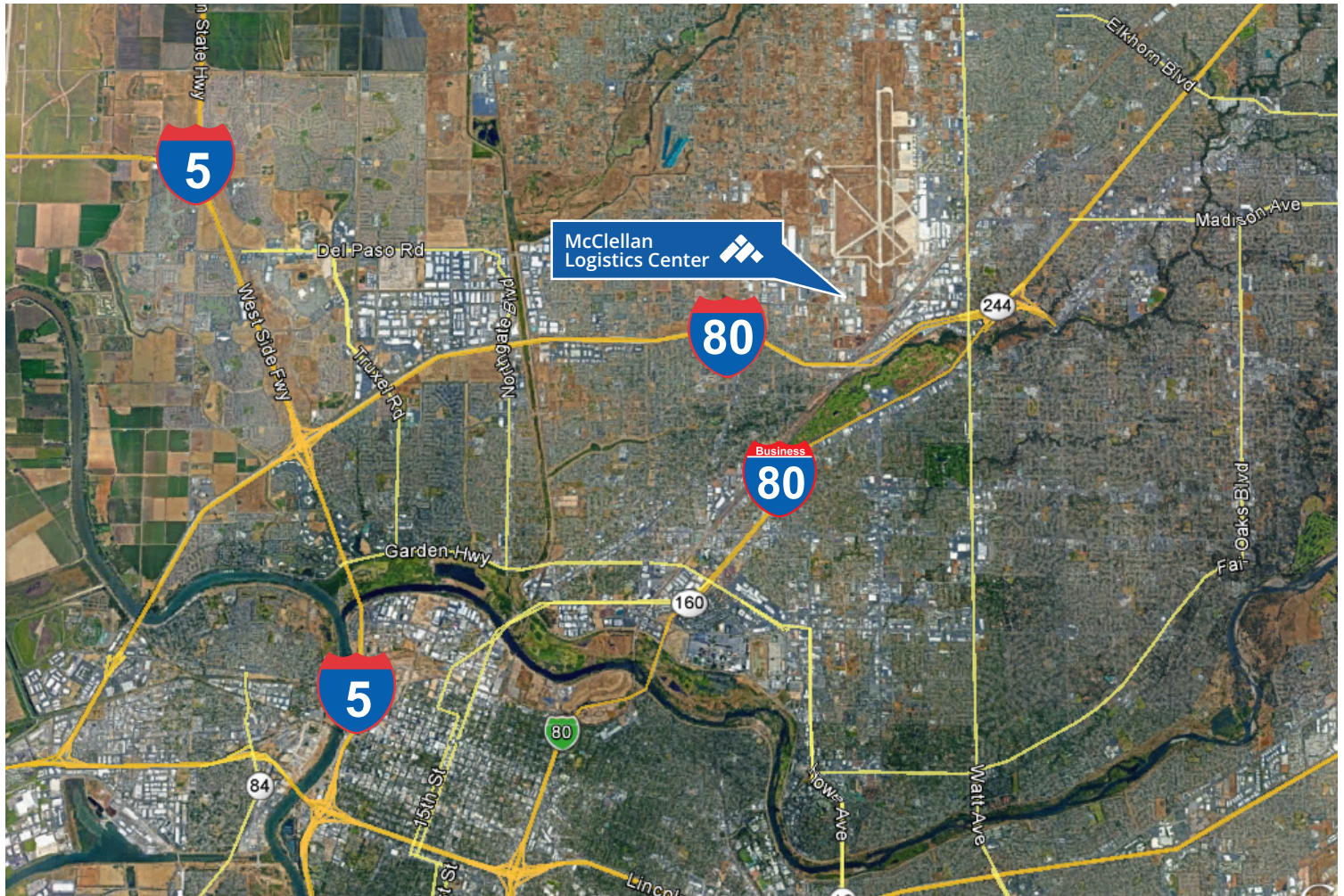
2 grade level roll up doors

39 Trailer parking stalls

McClellan Logistics Center II

313,107 SF Logistics / Warehouse Buildings

PRIME LOCATION



I-80 Visibility and 1/4 Mile I-80 Access
Minutes to I-5

Rail Service at nearby McClellan Intermodal Yard (UP/SNSF)

MORE INFORMATION
www.McClellanPark.com