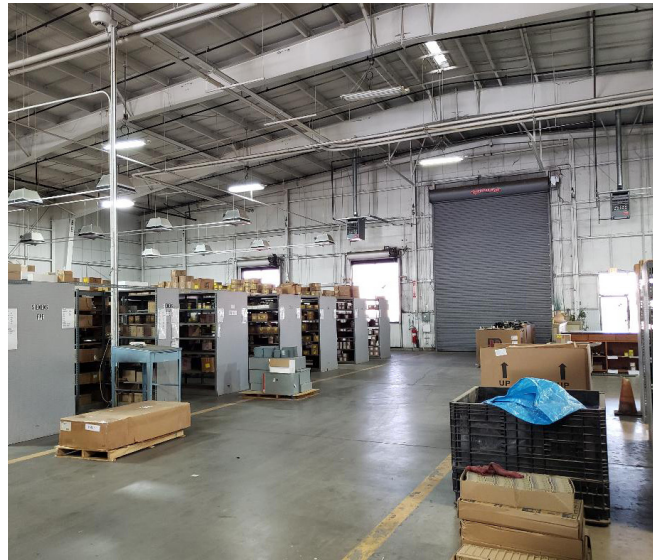


FOR LEASE • BUILDING 610

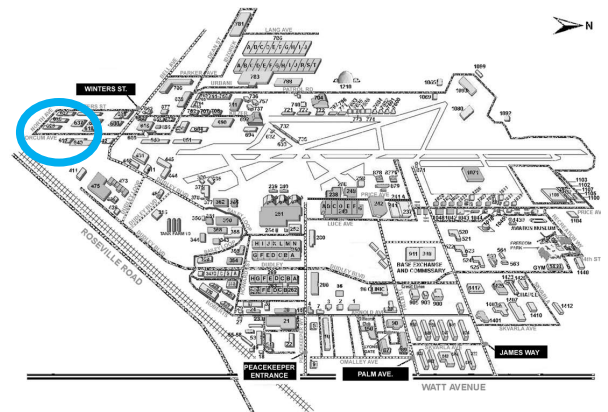
24,000 SF • 4134 Forcum Ave, McClellan



 Ken Giannotti • John Knauer

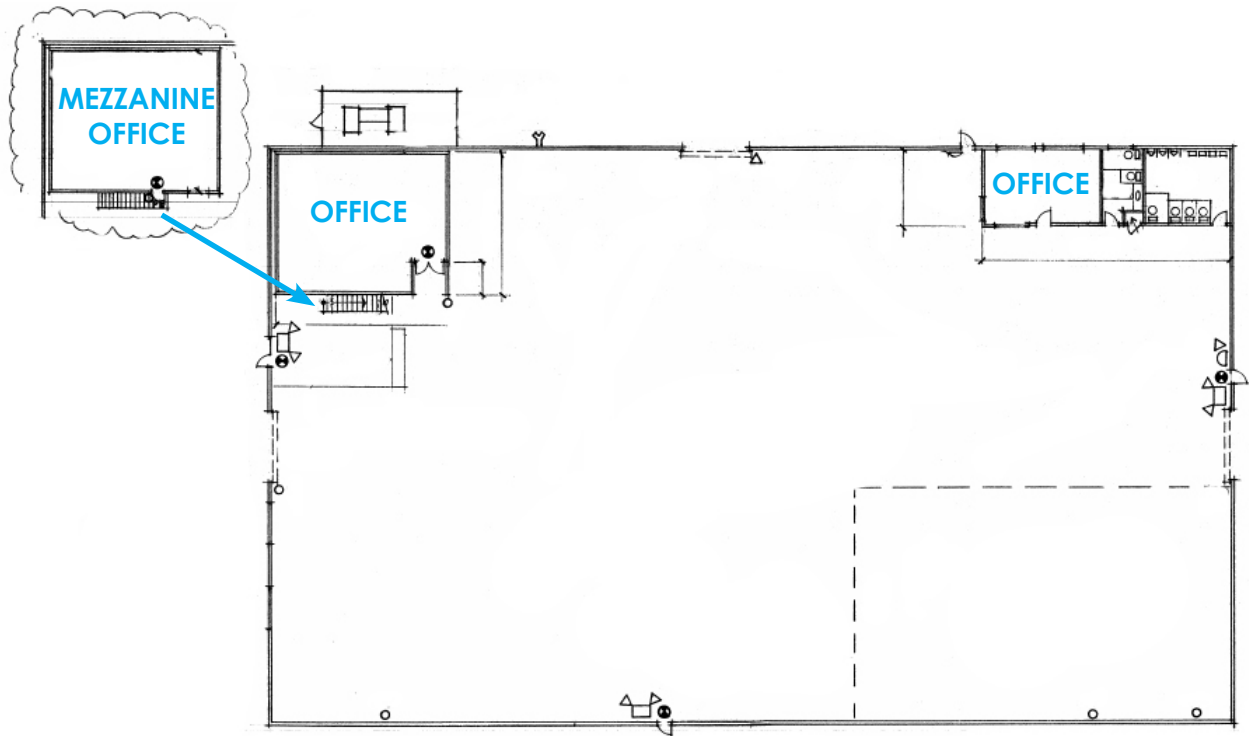
 Office: 916 965-7100

 Email: Leasing@McClellanPark.com



FOR LEASE • BUILDING 610

24,000 SF • 4134 Forcum Ave, McClellan



Building Features

- ✓ 2,500 SF Office space, with executive office
- ✓ 19,000 SF yard - fenced & paved, expandable to 1.5 acres
- ✓ Grade level roll-up doors: (2) 14'w x 20'h, (1) 12'w x 12'h
- ✓ Insulated roof deck
- ✓ Power: 120/208 volt, 800 amp
- ✓ 20' minimum clear height
- ✓ Clear span
- ✓ Drive thru capability
- ✓ Building signage opportunity

Services & Amenities

- ✓ Onsite full service hotel & conference center
- ✓ 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