

FOR LEASE • BUILDING 368

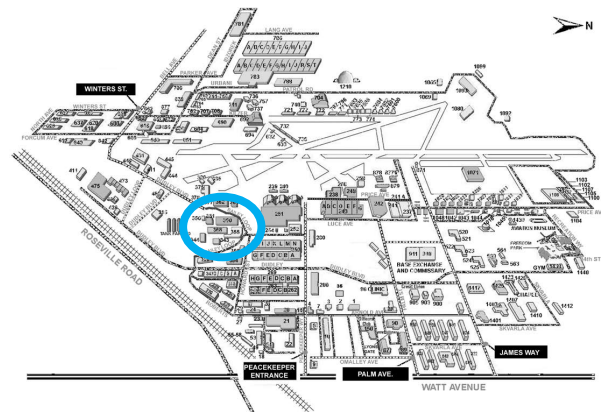
42,112 SF • 4920 46th Street, McClellan



 Ken Giannotti • John Knauer

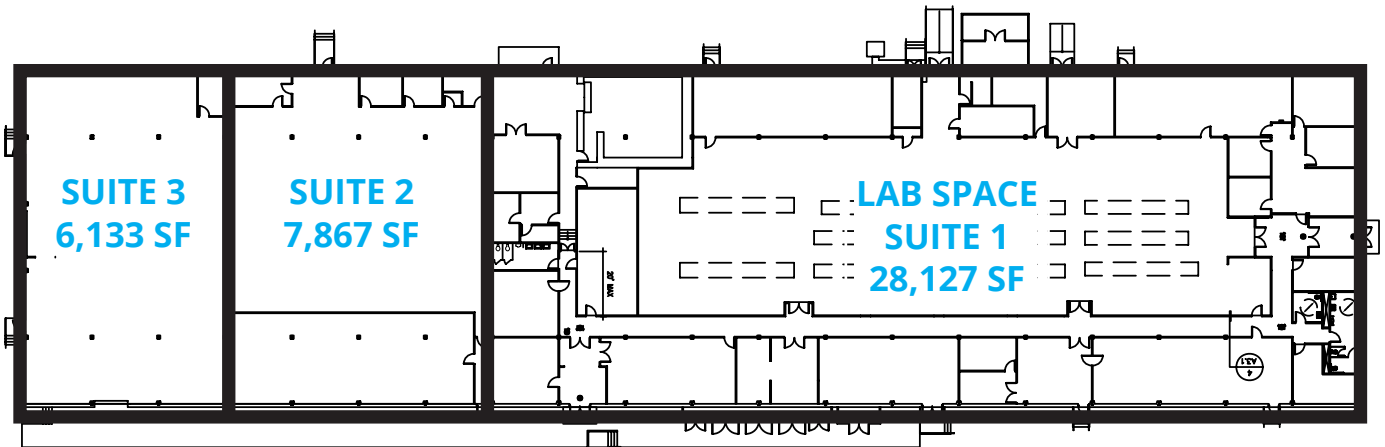
 Office: 916 965-7100

 Email: Leasing@McClellanPark.com



FOR LEASE • BUILDING 368

42,112 SF • 4920 46th Street, McClellan



Building Features

Total Lab Space: 28,127 SF

- ✓ Tenant improvements to suit
- ✓ Lab space
- ✓ Private offices
- ✓ Doors: Dock & Grade Level Access
- ✓ Fiber ready
- ✓ Building signage opportunity
- ✓ Ample parking: 4:1,000 SF

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