

# FOR LEASE • BUILDING 243, BAY B-2

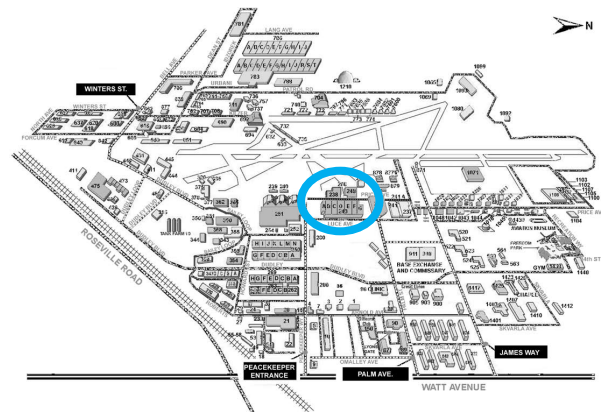
18,648 SF • 5307 Luce Avenue, McClellan



 Jason Klier • Jennifer Lewis

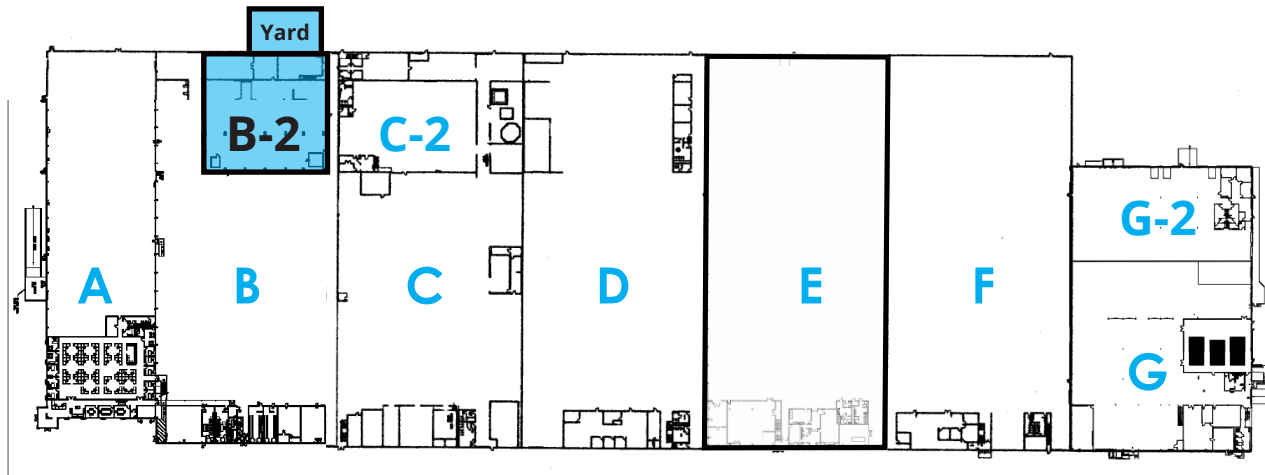
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18,648 SF • 5307 Luce Avenue, McClellan



## Building Features

Warehouse: 17,805 SF

Office: 1,678 SF

Yard: 4,900 SF

- ✓ Column spacing: clear span
- ✓ Clear height: 20' low, 40' high
- ✓ Grade level loading
- ✓ Fiber ready
- ✓ 2,000 amps - 480V
- ✓ Building signage opportunity
- ✓ Ample parking: 1:1,000 SF

## Services & Amenities

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