

±106,420 SF CLEAR-SPAN
warehouse space for lease

**5001 Bailey Loop
Building 253 - Bay A
McClellan, CA 95652
(Sacramento County)**

Located within the approximate 9,000,000 SF McClellan Business Park (former McClellan Air Force Base), the space is the largest clear-span space available in the Sacramento Region.

Convenient and direct access to McClellan Jet Services (general aviation use/maintenance & commercial aircraft) – 10,600' x 200' Runway.

The only campus in the Sacramento Region where businesses have the flexibility to locate and scale up to any size imaginable; all under the management of the same landlord, providing continuity and ease of expansion.

Additional space available including R&D, manufacturing, professional and creative office space, and entitled land for up to 4M more SF of new buildings.



JLL Sacramento Industrial Team

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BUILDING SPECIFICATIONS

+ Building 253 - Bay A
±106,420 SF

Space Type:

Full drive-through warehouse

Available SF:

±106,420 SF

Office SF:

±1,627

Yard Area:

±12,000 SF fenced parking/yard on north end of building

Clear Height:

±40'

Skylights

in warehouse

Signage:

building signage opportunity

Fire Sprinklers:

0.37/3,000

solid-pile storage of unencapsulated Class IV commodities to 28'-0 AFF

rack storage above 12' would require at least one level of in-rack sprinklers

Grade Doors:

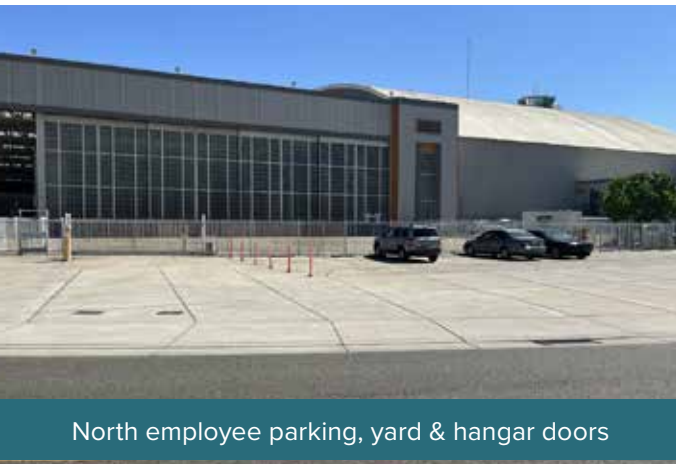
south side: 24' x 20' roll-up door

north side: sliding 60' x 40' hangar door

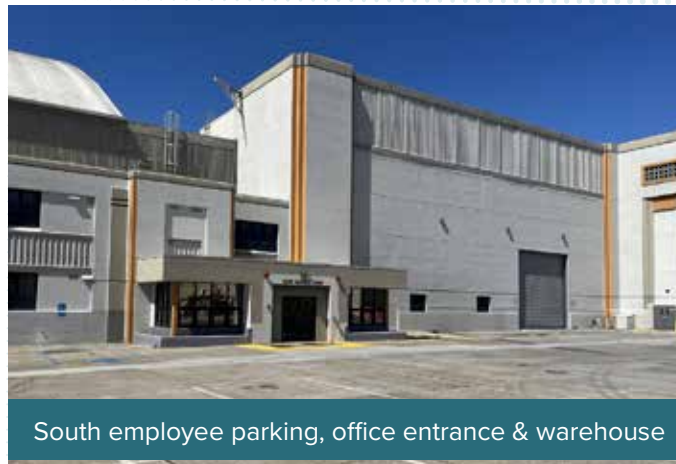
Power:

800 Amps - 277/480v

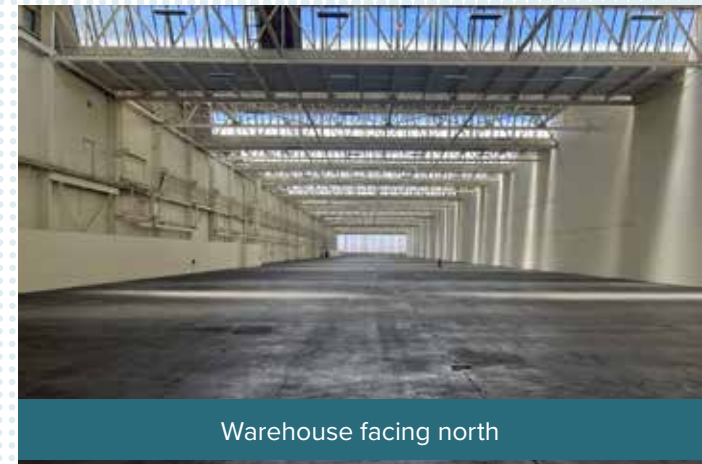
to be independently verified by tenant prior to entering into a binding agreement



North employee parking, yard & hangar doors



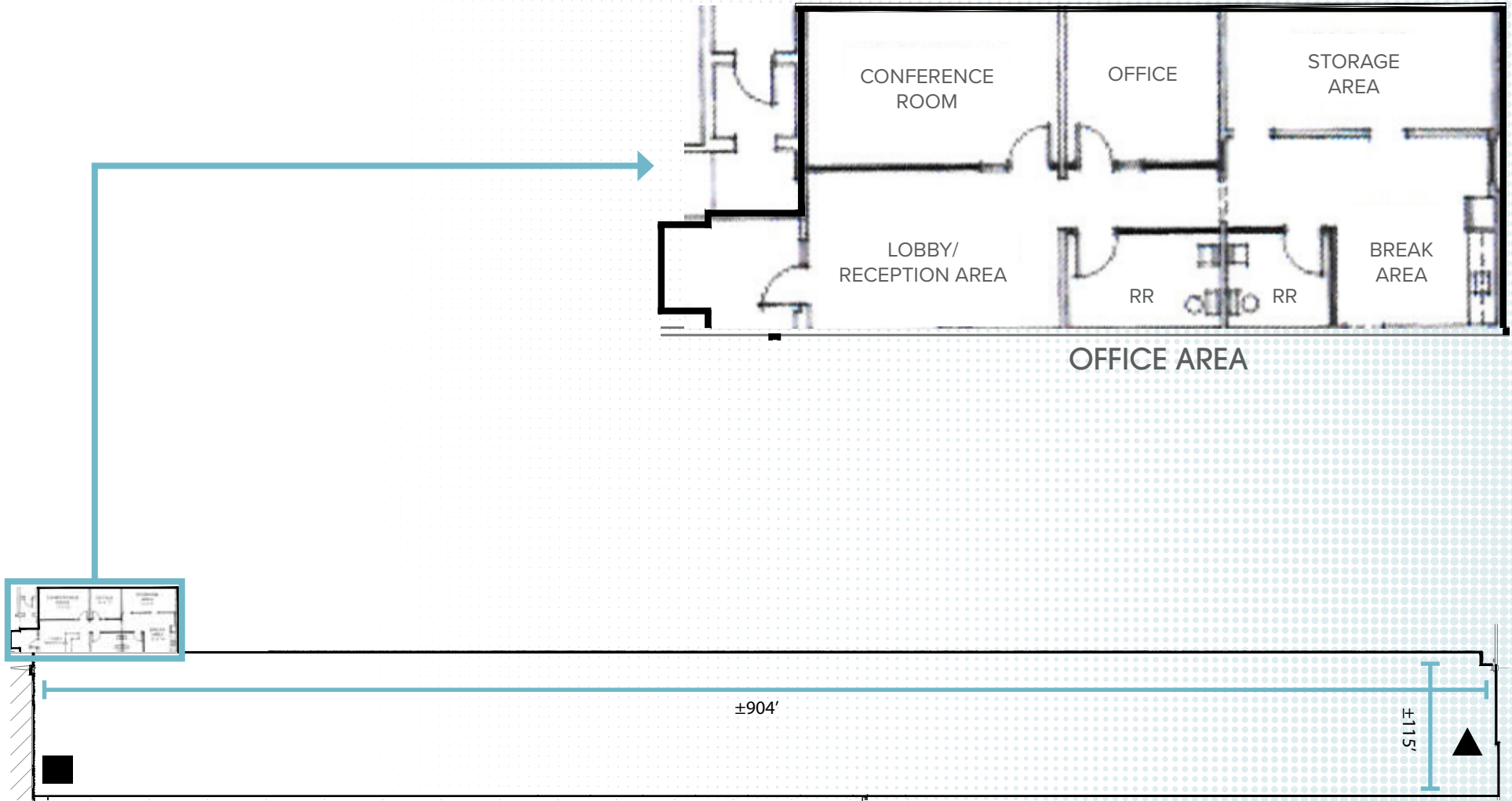
South employee parking, office entrance & warehouse



Warehouse facing north

SITE PLAN

+ Building 253 - Bay A
±106,420 SF



■ = Grade Level Door (±20' x 24')
▲ = Hangar Door (±60' x 40')

SITE PLAN NOT TO SCALE ALL
DIMENSIONS ARE APPROXIMATE

SITE PHOTOS

+ Building 253 - Bay A
±106,420 SF



AMENITIES MAP

+ McClellan Park



Legend

- | | | | | |
|-----------------------------------|-------------------|-----------------|------------------------------|---------------------------|
| 1 McClellan Jet Services | 5 Jack in the Box | 9 Subway | 13 Dollar Tree | 17 Walmart |
| 2 McClellan Park Corporate Office | 6 Cube Smart | 10 7-Eleven | 14 Safe Credit Union | 18 Contractor's Warehouse |
| 3 Public Storage | 7 McDonald's | 11 Carl's Jr. | 15 76 Gas Station | |
| 4 Starbucks | 8 Taco Bell | 12 Arco / AM PM | 16 Popeyes Louisiana Kitchen | |

PROPERTY OVERVIEW



McClellan Park

Situated in Sacramento County, California, is a premier destination for businesses seeking warehouse or distribution space. Once a thriving Air Force base, McClellan Park has transformed into a dynamic mixed-use development, offering a range of amenities and fostering a vibrant business community providing opportunities for collaboration, networking and growth advantages for lessees.

One of the primary draws of McClellan Park is its strategic location. Near major transportation arteries, including Interstate 80 and Highway 50, as well as being in close proximity to the Sacramento International Airport, McClellan Park provides unparalleled access to regional and national markets. This strategic positioning s with Union Pacific and makes it an ideal hub for distribution and logistics operations. The rail line is located within McClellan Park, operated by Patriot Rail/Sacramento Valley Railroad and connects to both Union Pacific and BNSF, which allows for businesses to efficiently reach customers across California and beyond.

+ McClellan Park boasts a diverse range of warehouse and distribution space options to accommodate businesses of all sizes and industries!

MCCLELLAN PARK

+ Services & Amenities



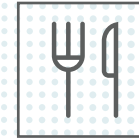
Meetings & Events

catering, event spaces,
complimentary parking



Airport Services

full services airport & FBO



Restaurants

The Officer's Club,
Drewski's, Beach Hut Deli,
food truck Thursdays



Regional Transit

shuttle to lightrail



Strategic Location

close proximity to Watt Ave
& I-80 freeways



Security

24/7/365
security patrol



Residential Housing

one, two & three
bedroom homes &
apartments



Hotel

125 rooms, corporate
& group rates, newly
renovated



Popular Services

aerospace museum,
Freedom Park, gas stations,
EV charging stations





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INDUSTRIAL WAREHOUSE

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