

# 2031

**OPTISOLAR LN**

MCCLELLAN, CA 95652



2031

**Available For Sublease**  
**±321,095 SF**



**CUSHMAN &  
WAKEFIELD**





## // PROPERTY DETAILS

### **BUILDING SIZE**

1,223,735 SF

### **SITE SIZE**

46.59 ACRES

### **AVAILABLE SPACE**

78,000 SF TO 321,095 SF

### **CLEAR HEIGHT**

16'-22'

### **LOADING DOCKS**

7

### **DRIVE-IN DOORS**

2

### **PARKING**

200 EXCLUSIVE SPACES

### **YEAR BUILT/RENOV**

1957/2001

### **CONSTRUCTION**

REINFORCED CONCRETE

### **FLOOR LOAD**

8,000 LBS/SF

### **POWER**

8,000A 480Y/277V 3P 4W

### **ZONING**

M-1 LIGHT INDUSTRIAL

### **RAIL ACCESS**

YES

### **LIGHTING**

LED W/ SENSORS  
& SKYLIGHTS

### **SPRINKLERS**

YES

Architectural floor plan of a four-story building, divided into four sub-basement levels labeled A, B, C, and D. The plan shows various rooms, corridors, and structural elements. Key features include:

- Level A (Bottom):** Labeled "SUB-BASMENT A". It contains a "WATCHED AREA DETERRED NO OCCUPANCY THIS PERMIT" sign, "EXIT 5", "EXIT 6", and "EXIT 7". Dimensions of  $\pm 65'$  and  $\pm 33'$  are indicated. A red arrow points to a specific location on this level.
- Level B:** Labeled "SUB-BASMENT B". It shows a grid of rooms.
- Level C:** Labeled "SUB-BASMENT C". It shows a central area.
- Level D (Top):** Labeled "SUB-BASMENT D". It shows a central area.

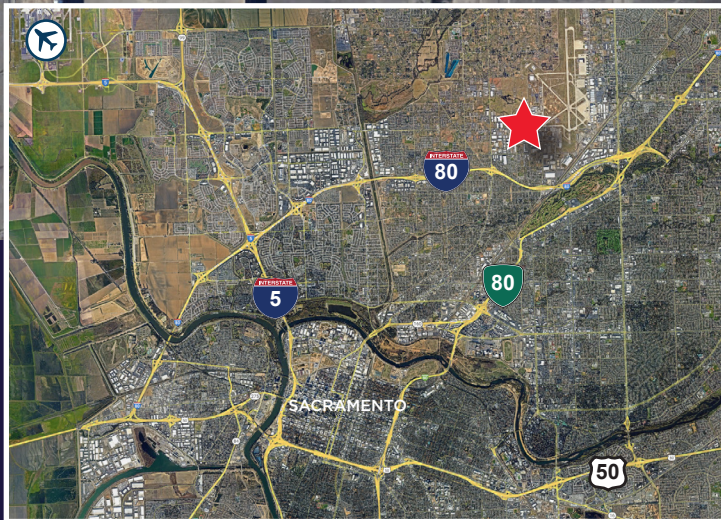
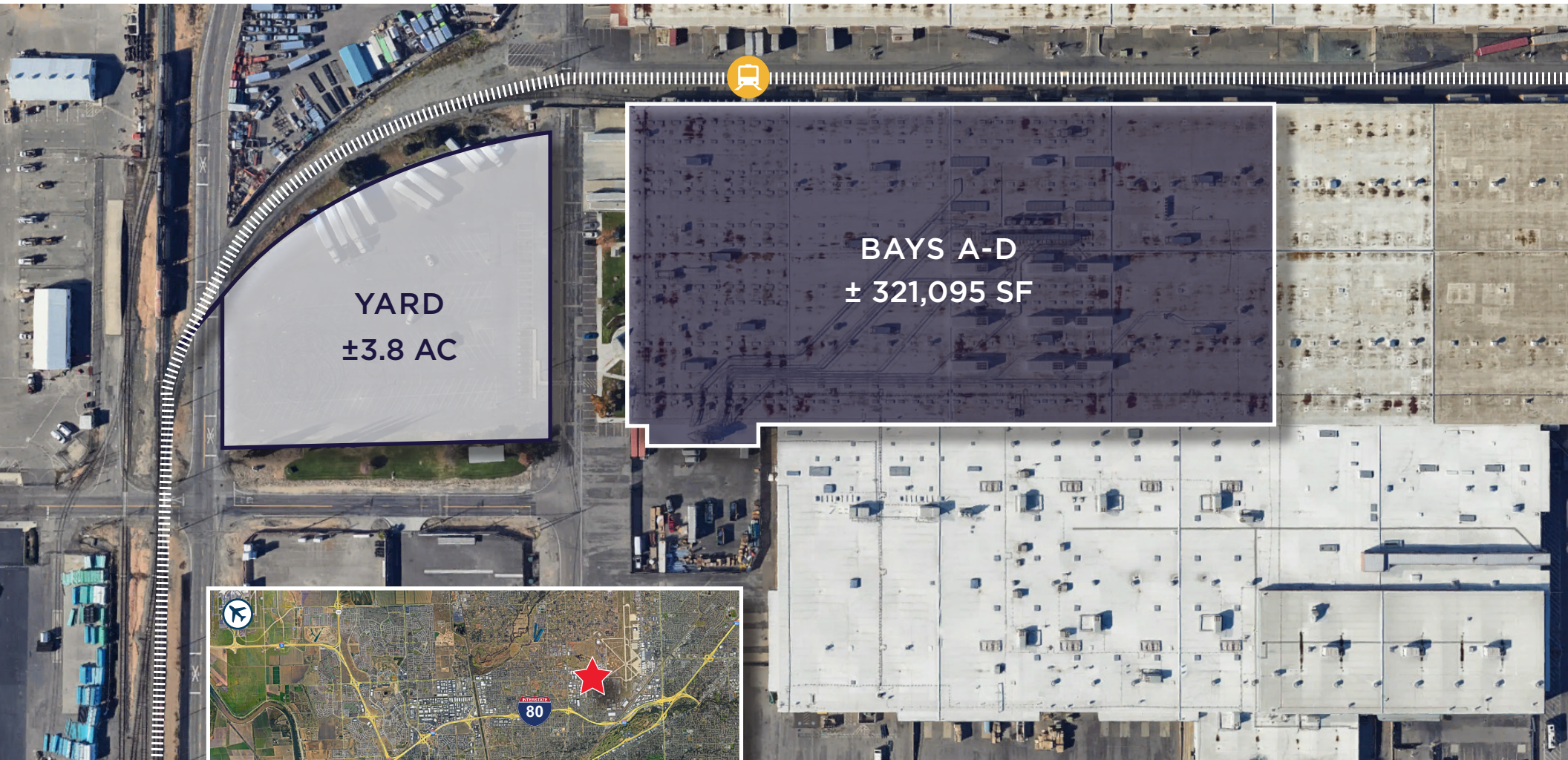
The building is situated on the corner of 65th Street and Optisolar Lane. A red arrow points to a specific location on Level A.

The floor plan shows a long horizontal corridor with rooms labeled A through T. Rooms A, B, C, and D are shaded in dark blue. Rooms E through T are white. Rooms K, L, M, N, O, and P are located below the main corridor. The plan includes a grid of dots for orientation and a scale bar at the bottom right.

- 3



# // ADJACENT YARD/PARKING





# // GALLERY



AMPLE DOCK LOADING DOORS



ADJACENT EMPLOYEE PARKING



RAIL SERVED



# 2031

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