

FOR LEASE

WAREHOUSE / INDUSTRIAL SPACE | 3,750 SF

20260 Skypark Drive, Redding, CA 96002



PROPERTY HIGHLIGHTS

SPACE: 3,750 Square Feet
TYPE: Warehouse / Industrial
AVAILABLE: Immediately

LEASE RATE OPTIONS (Fixed Monthly — No Increases)

Lease Term	Monthly Rent	Annual Rent	\$/SF/Mo
3-Year	\$4,950	\$59,400	\$1.32
4-Year	\$4,725	\$56,700	\$1.26
5-Year	\$4,500	\$54,000	\$1.20

INCLUDED IN RENT:

- Water
- Parking lot maintenance
- Landscape
- Roof maintenance
- Property taxes
- Building insurance

TENANT PAYS:

- Electricity
- Natural gas
- Internet & phone
- Trash disposal
- AC & heat maintenance

SPACE FEATURES

- Metal building with office front in Skypark Business Park
- Roll-up doors for truck/delivery access
- Open warehouse floor plan with concrete slab
- Convenient Redding location with easy I-5 access
- Ideal for manufacturing, distribution, or storage

Western Front Holdings, LLC

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