

ONLINE AUCTION

Allows For Contingencies



±89,318 SF DEV OPPORTUNITY ON 7.95 ACRES— PRIME HIGH-VISIBILITY ADJACENT TO I-5

1045 Twin View Blvd, Redding, California 96003

FRE & Century 21 Select Real Estate are pleased to present the Online Auction Plus® event (Allows For Contingencies) for the ±89,318 SF six building portfolio on ±7.95 acres in Redding, CA.

STARTING BID:
\$3,499,000

Previous List Price:
\$7,000,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

PROPERTY HIGHLIGHTS

- Unparalleled access to the Shasta & Chico Submarkets
- Offered way below replacement cost
- Dominant freeway location with ease of access, high visibility and expansive land offers the accommodation of large scale business
- Offers south and north bound on ramps to main freeway arterials traversing California
- Zoning: HC (heavy commercial) warehouses distribution centers, auto dealerships and more



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For additional property details, downloadable due diligence & auction info

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SURROUNDING AREA



±7.95 acre site allows businesses and investors the ability for long-term growth and regional market penetration with exceptional visibility and access. The site benefits from one of Northern California's most heavily traveled corridors allowing for immediate brand presence, visibility, distribution efficiency and customer convenience.

Beyond traffic volume, the site's location offers strategic access to both the Redding and Chico submarkets, positioning the property as a regional hub rather than a single-market asset.

Redding serves as the commercial and logistical center for the far North State, while Chico anchors a dense population base tied to education, healthcare, and agriculture. Occupying a centrally located site between these markets allows a large business to consolidate operations, serve multiple demand centers, and reduce redundant facilities. This regional positioning is particularly valuable for companies seeking to optimize distribution, service coverage, or administrative functions across Northern California.

BUILDING HIGHLIGHTS



Main Building, former Meek's Lumber offers large open floor plan with high ceilings

SQUARE FOOTAGE BREAKDOWN:

- Main Building is 42,458 SF (Retail)
- 951 Twin View Blvd is 15,400 SF
- 1046 Twin View Blvd is 14,035 SF
- 880 Shiloh Ct is 7,425 SF
- 995 Twin View Blvd is 5,000 SF



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