

860
COMMERCE
REDDING | CA

For Lease

±14,000 Square Foot Industrial Building

Large industrial/warehouse building available for lease in central Redding, CA

- Building sits on ±0.83 acre fully-fenced lot with paved yard throughout.
- Three ground level roll-up doors.
- ±17' ceiling height at center with ±14' clear height at perimeter.

CHRIS HAEDRICH

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Large industrial/warehouse building available for lease in central Redding, CA just off Interstate 5 and Hilltop Drive. Approximately 14,000 square feet available with $\pm 17'$ ceiling heights at the center and $\pm 14'$ clear heights at the perimeter. Building sits on ± 0.83 acre fully fenced lot with paved yard throughout. Building has three ground level roll-up doors with the largest on Commerce Street ($\pm 15'$ tall x $\pm 14'$ wide) with a $\pm 14' \times \pm 14'$ ground level roll-up door in back providing the ability to drive through the building. Infrastructure includes fire sprinkler system, evaporative coolers, and central HVAC where office area was previously located. Landlord in the process of removing existing offices, providing for fully open building shell and blank canvas to design the office space you need.

Ideally located in central Redding, CA on Commerce Street between Larkspur Lane and Hilltop Drive. From I-5, take Cypress Ave exit east; turn left (north) on Hilltop Drive; turn right (east) on Commerce Street; the property is on your left (north side of Commerce).

OFFERING

- Building Size:** $\pm 14,000$ square feet
- Lot Size:** ± 0.83 acres
- Lease Rate:** \$0.85 PSF/month Triple Net (NNN)
- NNN Expenses:** Approximately \$0.15/PSF



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PROPERTY PHOTOS

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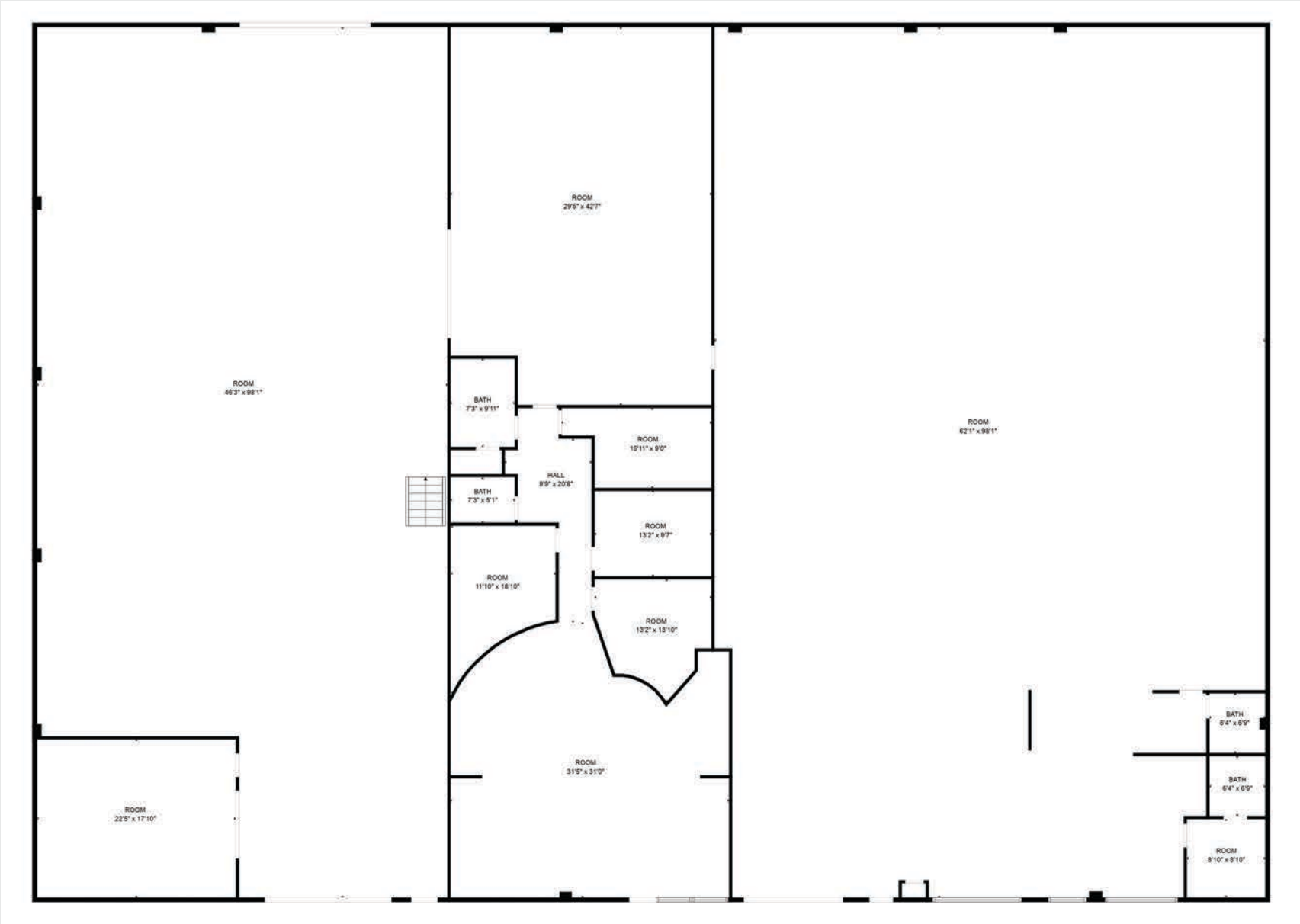
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FLOOR PLAN



CENTRAL LOCATION

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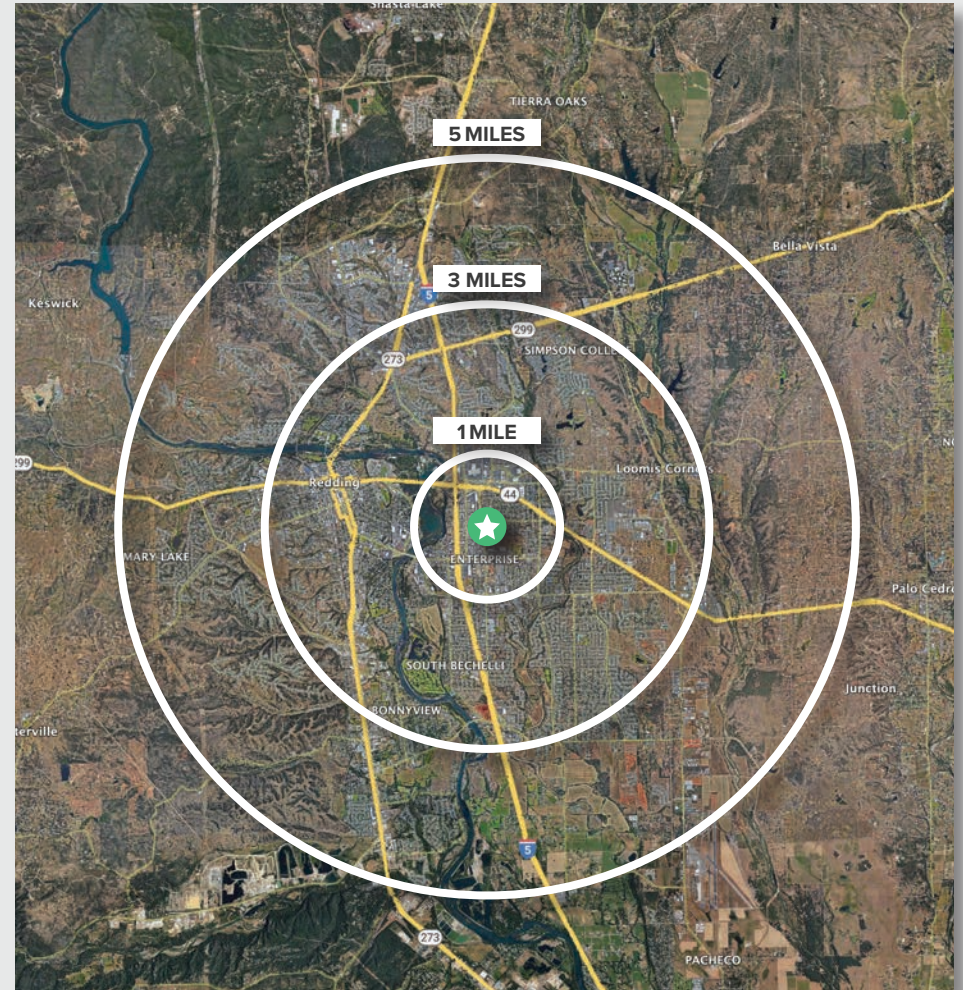


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	8,314	64,101	96,827
2029 Projected Population	8,095	62,933	95,567
2020 Census Population	8,423	65,513	97,938
2010 Census Population	8,042	63,022	94,585
2024 Median Age	35.8	37.0	38.8
HOUSEHOLDS			
2024 Estimated Households	3,426	26,204	39,192
2029 Projected Households	3,308	25,659	38,556
2020 Census Households	3,407	26,330	39,277
2010 Census Households	3,257	25,202	37,777
INCOME			
2024 Estimated Average Household Income	\$80,962	\$94,076	\$101,219
2024 Estimated Median Household Income	\$63,659	\$70,956	\$75,840
2024 Estimated Per Capita Income	\$33,848	\$38,771	\$41,243
BUSINESS			
2024 Estimated Total Businesses	1,499	4,587	5,667
2024 Estimated Total Employees	12,157	37,365	48,027



Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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COMMERCIAL BROKERAGE

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With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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