

1577
BELTLINE
REDDING | CA

For Lease

±5,250 Square Feet

Freestanding industrial facility with secured yard space in Redding, CA

- High-Capacity Loading & Access
- Expansive Secured Yard Space
- Dedicated Wash/Loading Bay
- Overhead Crane
- Strategic Logistics Corridor

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DRE #01747622



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EXECUTIVE SUMMARY



OFFERING

Lease Rate: \$6,750 per month | NNN
Address: 1577 Beltline Road, Redding, CA 96003
APN: 114-300-024
Building Size: ±5,250 square feet
Lot Size: ±2.32 acres
Clear Height: 21 feet 11 inches

PROPERTY OVERVIEW

1577 Beltline Road is a freestanding ±5,250 SF industrial property available in north Redding's Caterpillar Road and Mountain Lakes industrial submarket. Designed for logistics, fleet, mechanical, and heavy equipment operations, the property combines a professional office component with a heavy-duty industrial workshop. The secure clear-span warehouse includes an integrated 5-ton bridge crane rail system and multiple oversized grade-level roll-up doors for flexible loading configurations, interior maneuverability, and vehicle pass-through capabilities. A fully fenced gravel yard with a secure rolling gate provides space for fleet storage, heavy equipment, outdoor inventory, exterior staging, and turnaround operations.



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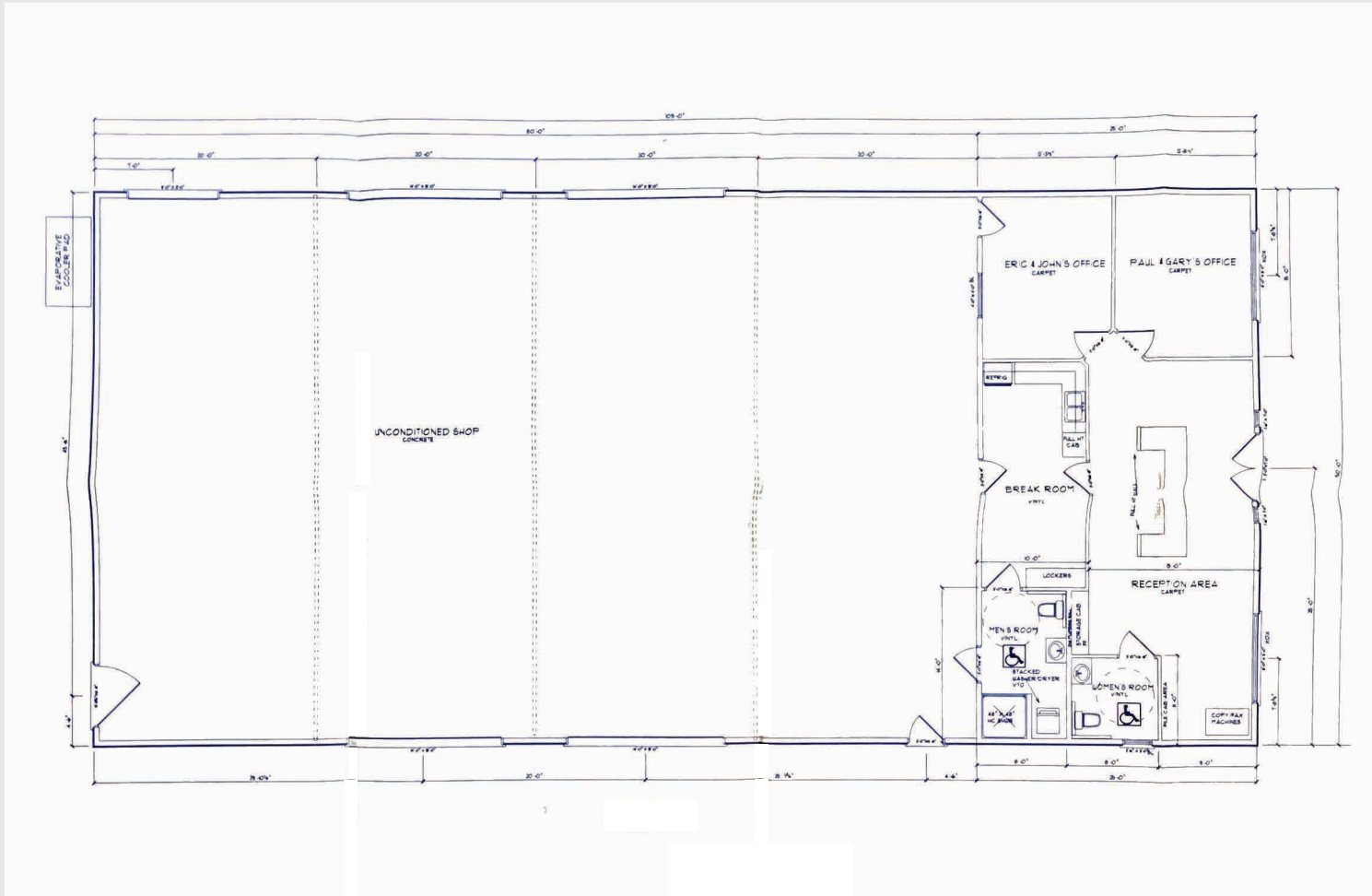
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FLOOR PLAN



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EXTERIOR PHOTOS

1577
BELTLINE
REDDING | CA



INTERIOR PHOTOS



LOCAL AREA

1577
BELTLINE
REDDING | CA

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REDDING | CA

Located south of the Caterpillar Road and Beltline Road intersection, the property offers convenient access to Interstate 5 and the regional transportation network.

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MARKET OVERVIEW



THE REDDING MARKET

Redding serves as the economic center of California's North State region, supported by a diverse employment base and location along Interstate 5. The market benefits from regional connectivity, stable demand drivers, and a growing role as a hub for commerce, healthcare, retail, and logistics.

DISTRIBUTION HUB

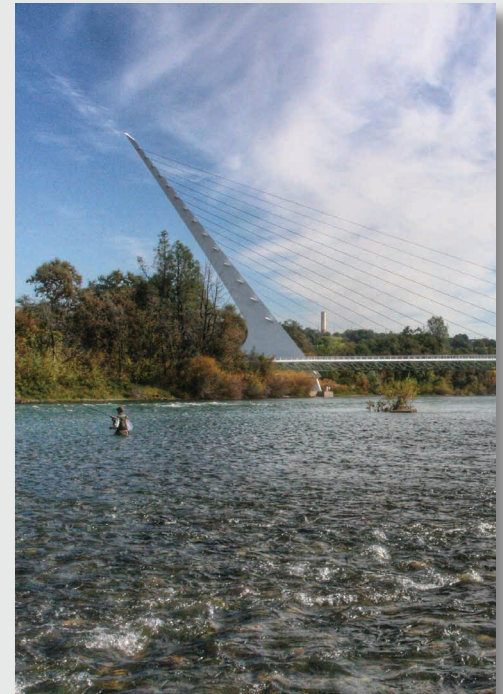
Strategically positioned along Interstate 5, serving as a major transportation and logistics corridor connecting Northern California and Southern Oregon.

DIVERSE EMPLOYMENT BASE

Healthcare, retail, manufacturing, construction, government, and regional services support a stable employment environment.

STABLE MARKET FUNDAMENTALS

Steady population trends and regional demand continue supporting long-term commercial real estate activity.



92,528
POPULATION

47,381
TOTAL EMPLOYEES

4
MAJOR HIGHWAYS

5,460
BUSINESSES

Source: Applied Geographic Solutions 05/2026, 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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Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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DEVELOPMENT

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

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