



**NOW LEASING AT MOUNTAIN LAKES CENTER**

**4300-4352 CATERPILLAR ROAD, REDDING, CA 96003**

**Jess Whitlow, CCIM**  
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# PROPERTY SUMMARY

4300-4352 CATERPILLAR ROAD, REDDING, CA 96003



## PROPERTY DESCRIPTION

Discover the perfect open office space for your business at Mountain Lakes Center. With sizes ranging from 2,004 to 8,143 square feet, these spacious open offices cater to diverse needs, including collaborative open work space, cubicle-style work environments, call centers, or meetings and trainings. Situated in a conveniently accessible location near I-5 and Hwy 273, this center boasts ample parking for convenience. Fire sprinkler system and large multi-stall restrooms provide support for a large number of meeting attendees or employees. Schedule a tour today!

## PROPERTY HIGHLIGHTS

- Convenient location with proximity to I-5
- Ample parking with 325 spaces total
- Co-tenants in the center include Southern Aluminum Finishing Co (SAF), the Shield Public Safety Training Center, Mission Linen Supply, and Shasta Beam

## OFFERING SUMMARY

Lease Rate:	\$0.45 - 0.75 SF/month
Lease Type:	Modified Gross
Available SF:	2,356 - 8,143 SF
Zoning:	GI - General Industrial
Building Size:	32,000 SF

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# LEASE SPACES

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**LEASE INFORMATION**

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	2,356 - 8,143 SF	Lease Rate:	\$0.45 - \$0.75 SF/month

**AVAILABLE SPACES**

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
4300 Caterpillar Rd, Suite A	2,619 SF	\$0.75 SF/month	Ground floor office suite with brand new LVP faux wood flooring! Comprised of an open space with 1 private office and 2 storage rooms. Common multi-stall restrooms. Great fit for collaborative co-working teams, cubicle workstations, and larger meetings and trainings.
4300 Caterpillar Rd, Suite J&K	8,143 SF	\$0.45 SF/month	Upstairs office or meeting space ideal for non-profit, call center or other office use. Large open workspaces, large conference rooms and private office mix. Common multi-stall restroom facilities, break room and entry foyer. Located on the second floor with elevator access.
4300 Caterpillar Rd, Suite J	2,356 SF	\$0.55 SF/month	Affordable office space with break room area, private restroom, large office, conference room and open work space. Upstairs with both elevator and stair access.
4300 Caterpillar Rd, Suite K	5,787 SF	\$0.50 SF/month	Affordable large open office space ideal for cubicle work environments, meeting or training space or large collaborative teams. Lay out is primarily open with 2 four private offices and single gender multi stall restrooms. Upstairs with access via elevator or stairs.

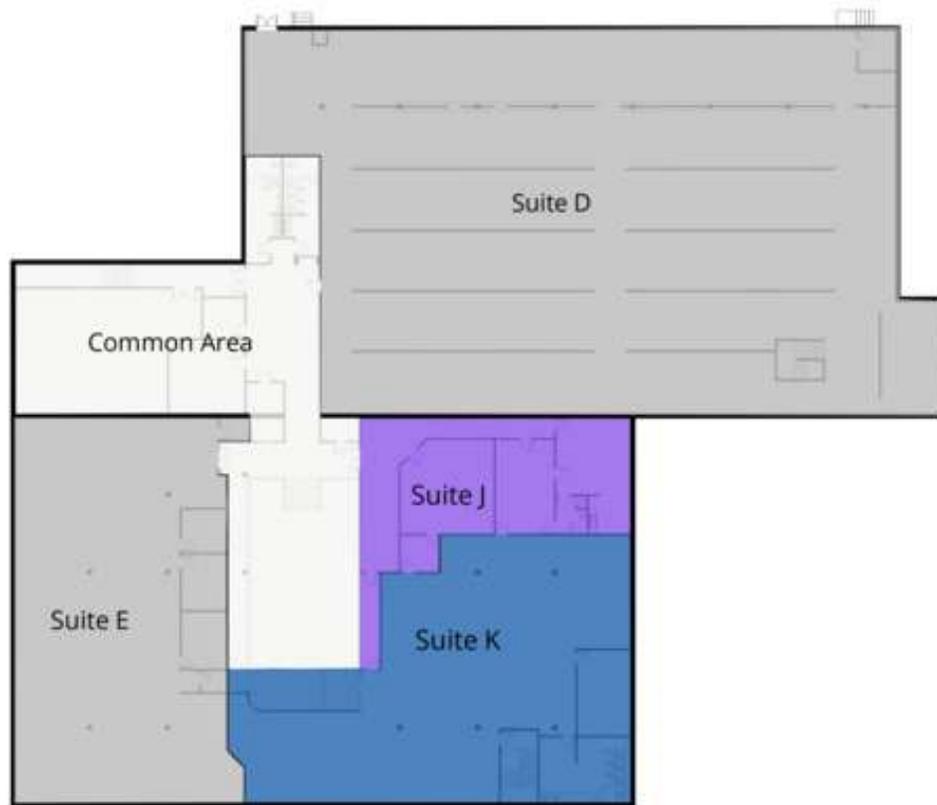
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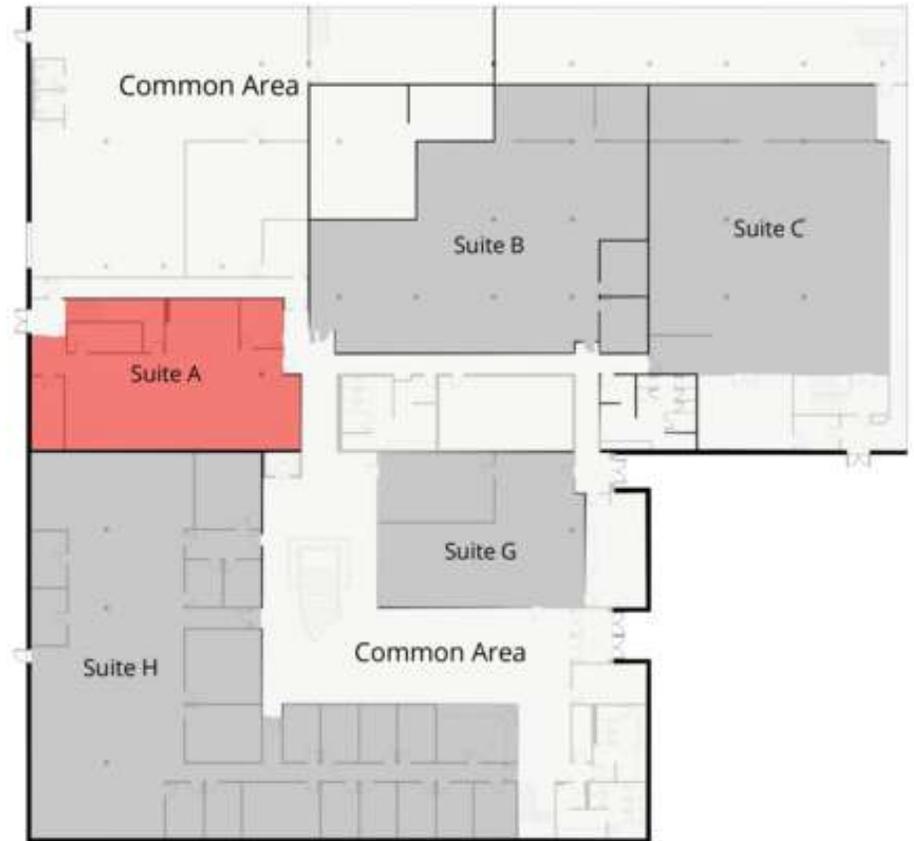
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# 4300 CATERPILLAR RD FLOOR PLAN

4300-4352 CATERPILLAR ROAD, REDDING, CA 96003



SECOND FLOOR



FIRST FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Buyer/lessee not give an assurance, warranty or representation as to the accuracy and layout.

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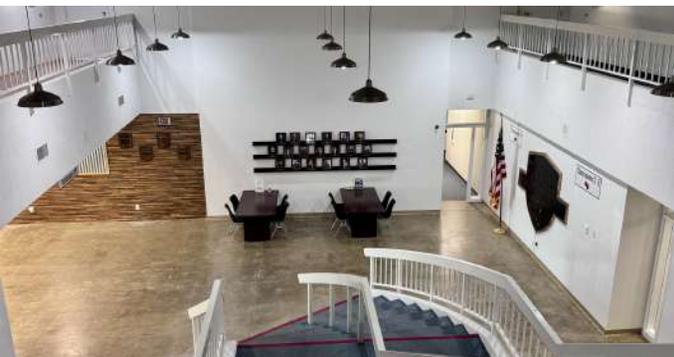
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INDUSTRIAL PROPERTY FOR LEASE

# COMMON AREA PHOTOS

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INDUSTRIAL PROPERTY FOR LEASE

# 4300 CATERPILLAR SUITE A

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INDUSTRIAL PROPERTY FOR LEASE

# 4300 CATERPILLAR, SUITE J&K

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INDUSTRIAL PROPERTY FOR LEASE

# 4300 CATERPILLAR, SUITE J

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INDUSTRIAL PROPERTY FOR LEASE

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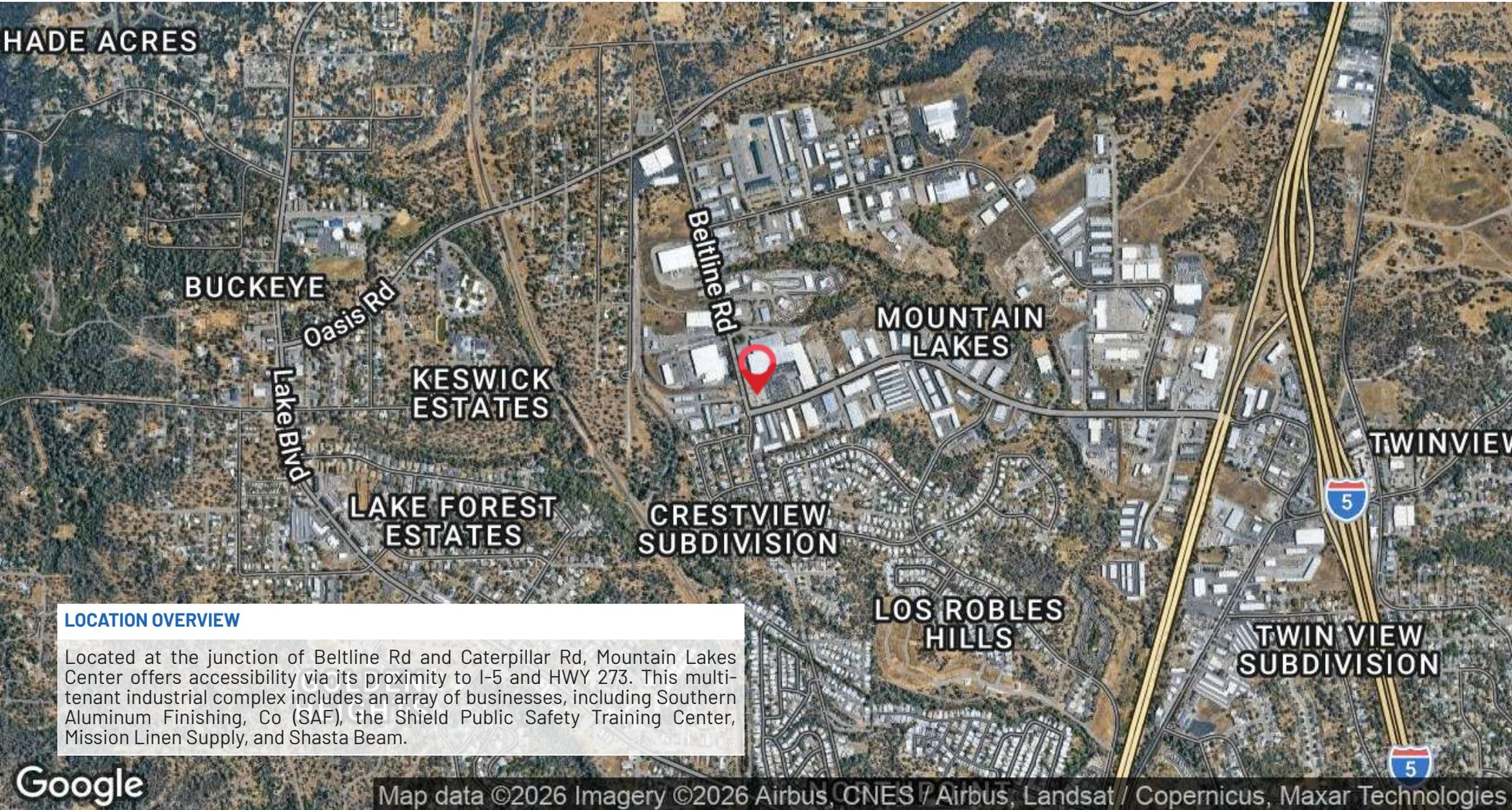
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# LOCATION OVERVIEW

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## LOCATION OVERVIEW

Located at the junction of Beltline Rd and Caterpillar Rd, Mountain Lakes Center offers accessibility via its proximity to I-5 and HWY 273. This multi-tenant industrial complex includes an array of businesses, including Southern Aluminum Finishing, Co (SAF), the Shield Public Safety Training Center, Mission Linen Supply, and Shasta Beam.

Google

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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# DEMOGRAPHICS MAP & REPORT

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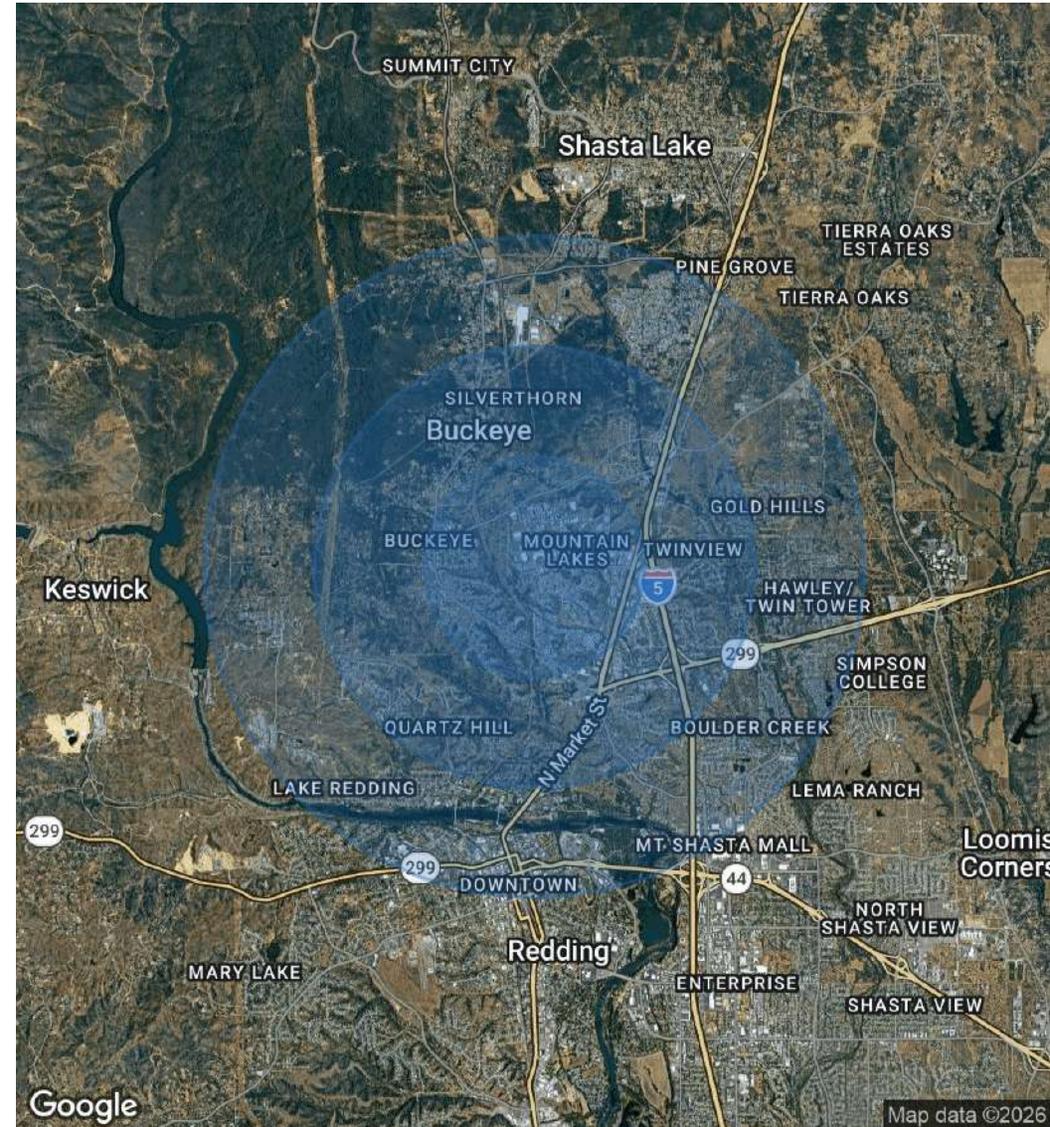
**POPULATION**

	1 MILE	2 MILES	3 MILES
Total Population	3,496	12,887	28,652
Average Age	49.6	44.4	41.6
Average Age (Male)	50.6	44.5	40.8
Average Age (Female)	47.1	43.9	42.7

**HOUSEHOLDS & INCOME**

	1 MILE	2 MILES	3 MILES
Total Households	1,849	6,524	13,771
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$52,321	\$60,264	\$64,280
Average House Value	\$133,450	\$202,626	\$243,199

2020 American Community Survey (ACS)



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# MEET THE BROKER

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### PROFESSIONAL BACKGROUND

Jess Whitlow is a seasoned commercial real estate broker with more than 20 years of experience and a strong background in property management. Having worked in the Santa Barbara, Los Angeles, Phoenix, and Redding markets, she brings broad market insight and deep local expertise to Northern California, where she is consistently among the most active brokers in Shasta County.

Known for her professionalism, responsiveness, and ability to navigate complex transactions, Jess works closely with investors, businesses, and nonprofit organizations to deliver practical, creative solutions. She holds the prestigious Certified Commercial Investment Member (CCIM) designation and is an active member of the International Council of Shopping Centers (ICSC) and the Shasta Association of Realtors.

### EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

She has completed the CCIM curriculum to become a Certified Commercial Investment Member

She is a licensed California Real Estate Broker

### MEMBERSHIPS

CCIM - Certified Commercial Investment Member

ICSC - International Council of Shopping Centers

California Association of Realtors Member

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