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Sonsray Machinery

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TEAM SINGH

APPLIED

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Built By: www.crebuilder.com



PROPERTY SUMMARY

Offering Price	\$750,000.00
Building SqFt	6,500 SqFt
Year Built	1970
Lot Size (SF)	34,412.00 SqFt
Parcel ID	108-360-019-000
Zoning Type	Commercial
County	Shasta
Frontage	0.00 Ft
Coordinates	40.564203,-122.385074
Lot Size (acres)	0.79

INVESTMENT SUMMARY

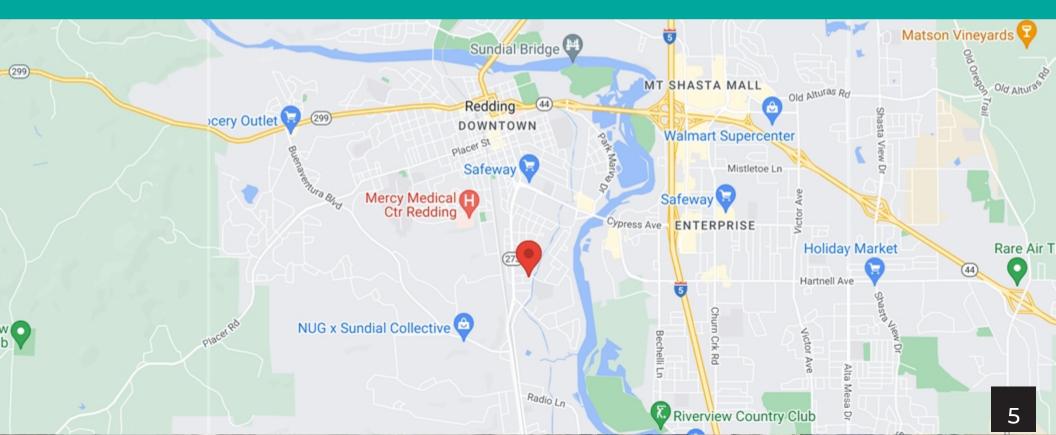
The industrial property listing on a 0.79-acre lot in the city of Redding, CA, presents an excellent opportunity for businesses in the automotive industry. The lot is zoned for automotive business and boasts a spacious 6500 sq ft office and shop that is perfect for businesses in the automotive sector. The property is also fully fenced, providing enhanced security for businesses that need to store valuable assets or inventory on-site. One of the unique features of this industrial property is its corner location with 390 sq ft of street frontage. This means that businesses that occupy the property will enjoy excellent visibility and easy access for their customers. The location is also convenient for businesses that need to transport goods or receive deliveries, as it is easily accessible from major roads in the area.

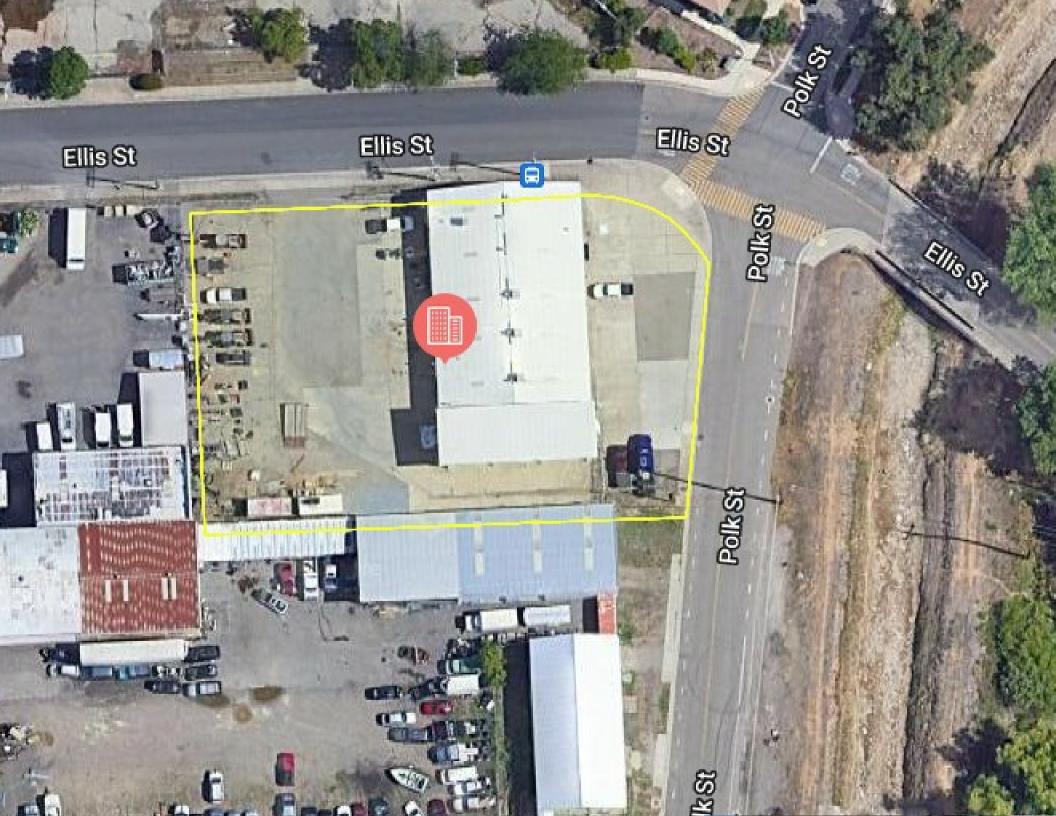
With its sizeable office and shop space, as well as its prime location and automotive zoning, this industrial property in Redding, CA, is an ideal location for businesses in the automotive industry. The lot is large enough to accommodate a variety of business needs, and its location in a thriving commercial district means that businesses will benefit from the foot traffic generated by neighboring businesses. The property is a perfect opportunity for businesses looking to expand their operations or relocate to a new and more advantageous location.



INVESTMENT HIGHLIGHTS

- Single Tenant
- Market rate renewal Option
- 20' Pylon Sign provides exposure on Hwy 273
- 0.79 acre lot
- High Traffic Area
- Close to Highway Access





LOCATION HIGHLIGHTS

Corner Lot

- Access to Hwy 273
- Close to several businesses and residences















TENANT PROFILES

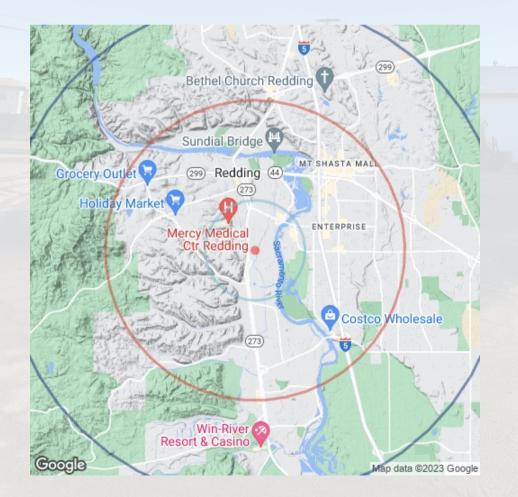


Sonsray Machinery LLC

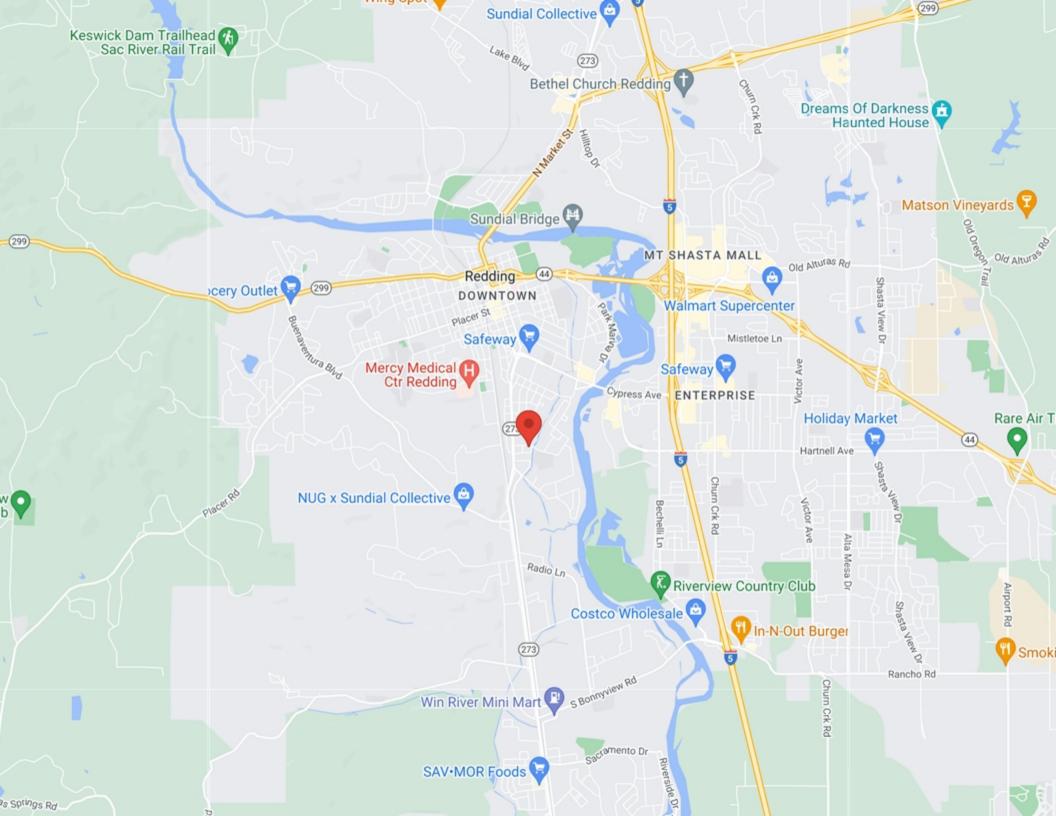
Sonsray Machinery CE & AG is the largest CASE equipment dealership in the United States. With new and used equipment, parts, service, warranty and insurance

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,502	50,749	85,541
2010 Population	5,759	54,759	94,368
2022 Population	5,853	56,414	97,504
2027 Population	5,908	56,414	97,573
2022-2027 Growth Rate	0.19 %	0 %	0.01 %
2022 Daytime Population	11,594	73,570	110,724



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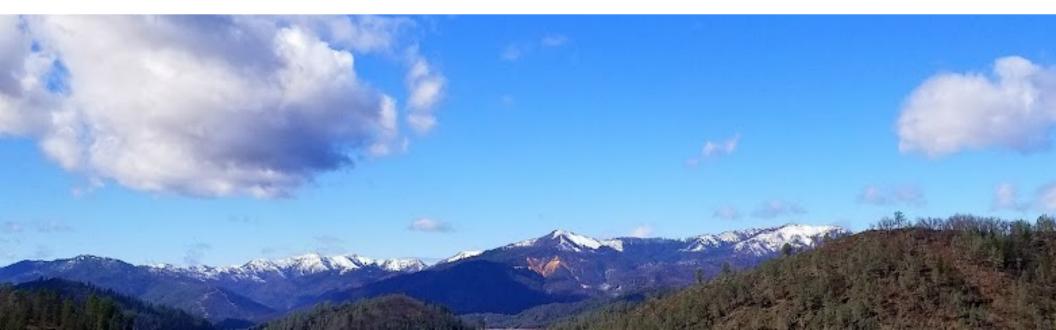


ABOUT REDDING

Redding is the economic and cultural capital of the Shasta Cascade region of Northern California and the county seat of Shasta County. Redding lies along the Sacramento River, 162 miles (261 km) north of Sacramento, and 120 miles (190 km) south of California's northern border with Oregon. Its population is 95,542 as of the 2022 census, up from 89,861 from the 2010 census.



CITY OF REDE	DING	AREA	
INCORPORATED	10/3/1887	CITY	61.2 SQ MI
		LAND	59.6 SQ MI
		WATER	1.5 SQ MI
		ELEVATION	564 FT



EXCLUSIVELY PRESENTED BY:



BREEZE

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