



4311 Caterpillar Road

4311 Caterpillar Rd, Redding, CA 96003



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4311 Caterpillar Road

\$3,400,000

The main building on the east side of the parcel is approximately 19,000 sq. ft. and features 9 roll-up doors. The second building on the west side of the parcel is approximately 10,000 sq. ft. with 4 roll-up doors. There is ample space for employee parking as well as parking for commercial vehicles. Spanning approximately 2 acres, the property is fully fenced with a gated entry to both the acreage and the area behind the building. It is located just off the north Redding Business Loop, providing quick and easy access to I-5. (Seller may consider selling metal fabrication equipment)...

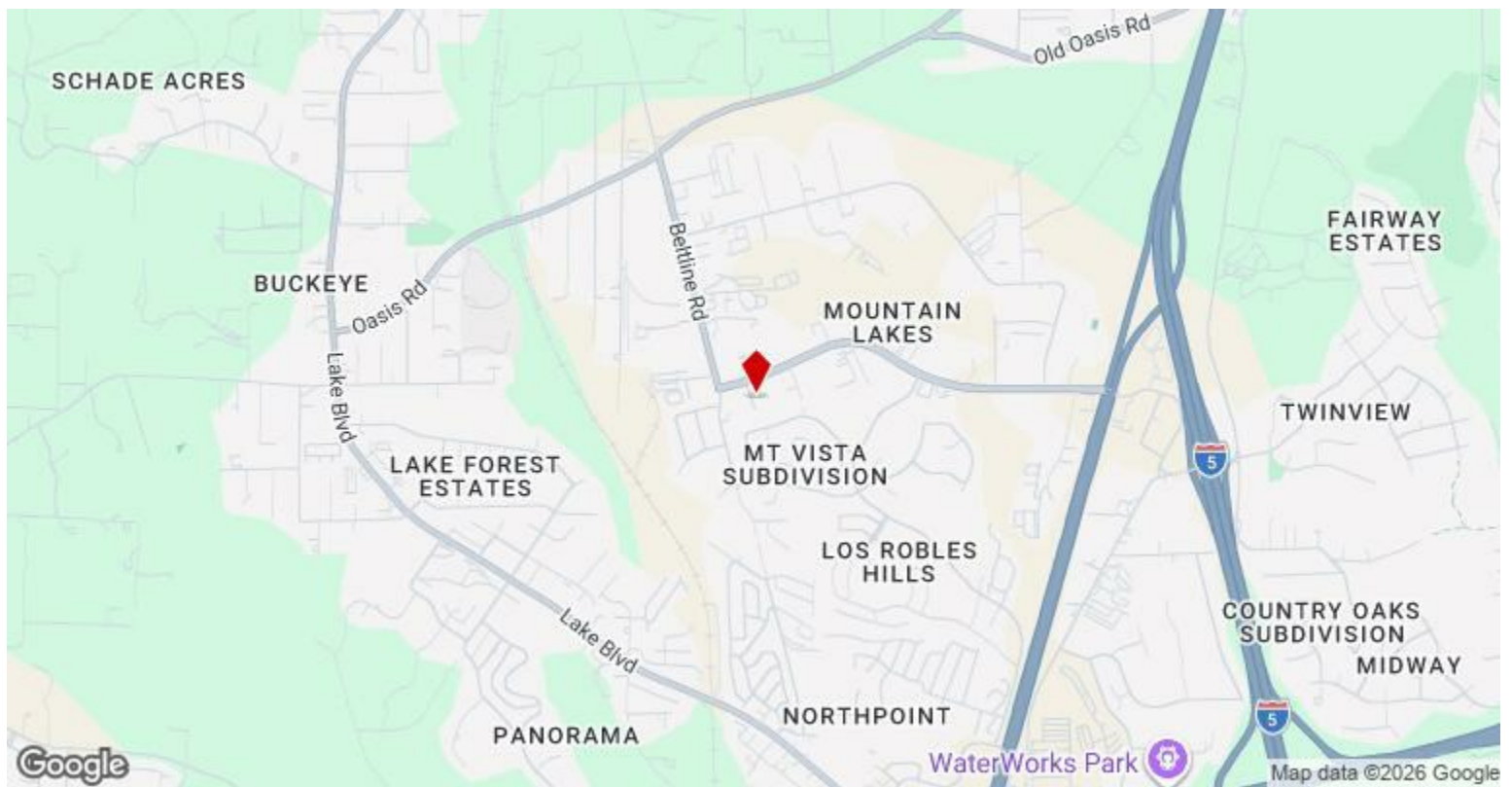
- Two Buildings - 9 Roll Up doors in one building 4 Roll Up doors in 2nd building
- 2 Acres Fully Fenced with Gated Entry
- Location - Just off the North Business Loop with easy access to Interstate 5



Price:	\$3,400,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Sale Type:	Investment or Owner User
Lot Size:	87,120 SF
Gross Building Area:	29,000 SF
Rentable Building Area:	29,000 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1980
Tenancy:	Single
Parking Ratio:	0.14/1,000 SF
Zoning Description:	General Industrial
APN / Parcel ID:	114-440-015-000

Major Tenant Information

Tenant	SF Occupied	Lease Expired
SMF	-	



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Property Photos



Property Photos



Property Photos



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Property Photos



9- 2 4311 Caterpillar Rd - E-2



04-4311 Caterpillar Rd - E-4

Property Photos



Property Photos



06-4311 Caterpillar Rd - E-6



13- 21 4311 Caterpillar Rd - E-21

Property Photos



Property Photos



11- 17 4311 Caterpillar Rd - E-17



12- 20 4311 Caterpillar Rd - E-20