



CLICK TO TAKE A  
VIRTUAL TOUR

**6172**  
**MEISTER WAY**  
ANDERSON | CA

**±3,450 SF**  
**For Sale or Lease**

Two story office suite  
within industrial complex  
in Anderson, CA

- Modern ±3,450 SF office suite with private offices and open workspace.
- Vaulted ceilings and large arched windows enhance natural light throughout.
- Suitable for administrative, engineering, or general office operational needs.



**RYAN HAEDRICH, CCIM**  
Vice President of Sales & Leasing  
530.221.1127  
ryan.h@capitalrivers.com  
DRE #01747622



**CAPITAL RIVERS**  
— HAEDRICH GROUP —

# FOR SALE OR LEASE

**6172**  
MEISTER WAY  
ANDERSON | CA

## PROPERTY OVERVIEW

6172 Meister Way, Suite 1A, in Anderson, CA is a  $\pm 3,450$  square foot two story office suite within an M1 zoned industrial complex designed for a variety of professional users. The building features a contemporary metal exterior with blue accents, vaulted ceilings, large arched windows, and a functional interior layout with private offices, open work areas, and a spacious conference room. On site parking and modern building upgrades provide added convenience for daily operations.

The property offers excellent accessibility to regional transportation routes and Anderson's established business and industrial services. Its position within the local industrial corridor provides quick connections to nearby arterials and service providers that support day to day operational needs. The surrounding area includes a mix of commercial, industrial, and service oriented users, contributing to a functional setting for companies seeking convenient access within the Anderson market.

## OFFERING

**SIZE:**  $\pm 3,450$  SF

**ZONING:** M1

**LEASE PRICE:** \$3,450 Modified Gross

**SALE PRICE:** \$570,000



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

## RYAN HAEDRICH, CCIM

Vice President of Sales & Leasing  
530.221.1127  
ryan.h@capitalrivers.com  
DRE #01747622



**CAPITAL RIVERS**  
— HAEDRICH GROUP —

# FLOOR PLAN

**6172**  
MEISTER WAY  
ANDERSON | CA



# INTERIOR PHOTOS

**6172**  
MEISTER WAY  
ANDERSON | CA



**RYAN HAEDRICH, CCIM**  
Vice President of Sales & Leasing  
530.221.1127  
[ryan.h@capitalrivers.com](mailto:ryan.h@capitalrivers.com)  
DRE #01747622



**CAPITAL RIVERS**  
— HAEDRICH GROUP —

# EXTERIOR PHOTOS

**6172**  
MEISTER WAY  
ANDERSON | CA



**RYAN HAEDRICH, CCIM**  
Vice President of Sales & Leasing  
530.221.1127  
[ryan.h@capitalrivers.com](mailto:ryan.h@capitalrivers.com)  
DRE #01747622



**CAPITAL RIVERS**  
— HAEDRICH GROUP —

# LOCATION

**6172**  
MEISTER WAY  
ANDERSON | CA



**RYAN HAEDRICH, CCIM**  
Vice President of Sales & Leasing  
530.221.1127  
[ryan.h@capitalrivers.com](mailto:ryan.h@capitalrivers.com)  
DRE #01747622



**CAPITAL RIVERS**  
— HAEDRICH GROUP —

# ABOUT CAPITAL RIVERS

**6172**  
MEISTER WAY  
ANDERSON | CA

## 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](http://capitalrivers.com)

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447



### **PROPERTY MANAGEMENT**

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

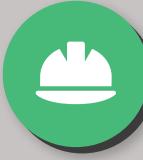
[Learn more about Property Management](#)



### **COMMERCIAL BROKERAGE**

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

[Learn more about Commercial Brokerage](#)



### **DEVELOPMENT**

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

[Learn more about Development](#)

#### **SACRAMENTO, CA:**

MAIN OFFICE  
1821 Q Street  
Sacramento, CA 95811  
916.514.5225

#### **CHICO, CA:**

250 Vallombrosa Ave.  
Suite 450  
Chico, CA 95926  
530.570.5107

#### **REDDING, CA:**

280 Hemsted Drive  
Suite 104  
Redding, CA 96002  
530.221.1127

## **RYAN HAEDRICH, CCIM**

Vice President of Sales & Leasing  
530.221.1127  
ryan.h@capitalrivers.com  
DRE #01747622



**CAPITAL RIVERS**  
— HAEDRICH GROUP —