

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

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DRE #01747622

 **CLICK TO TAKE A
VIRTUAL TOUR**



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FOR SALE OR LEASE



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



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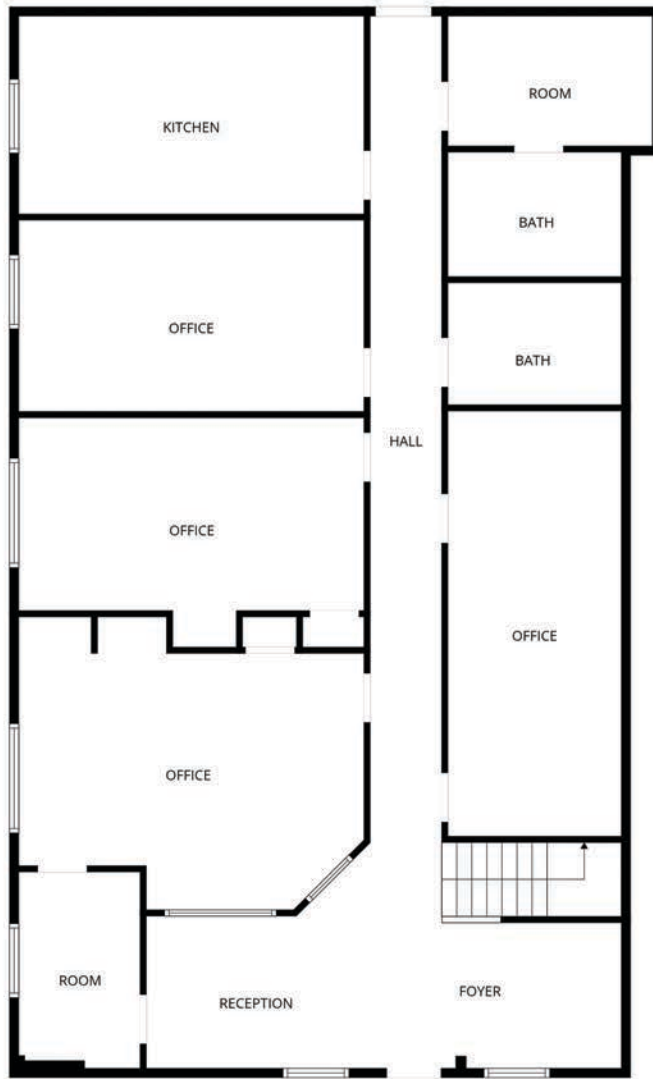
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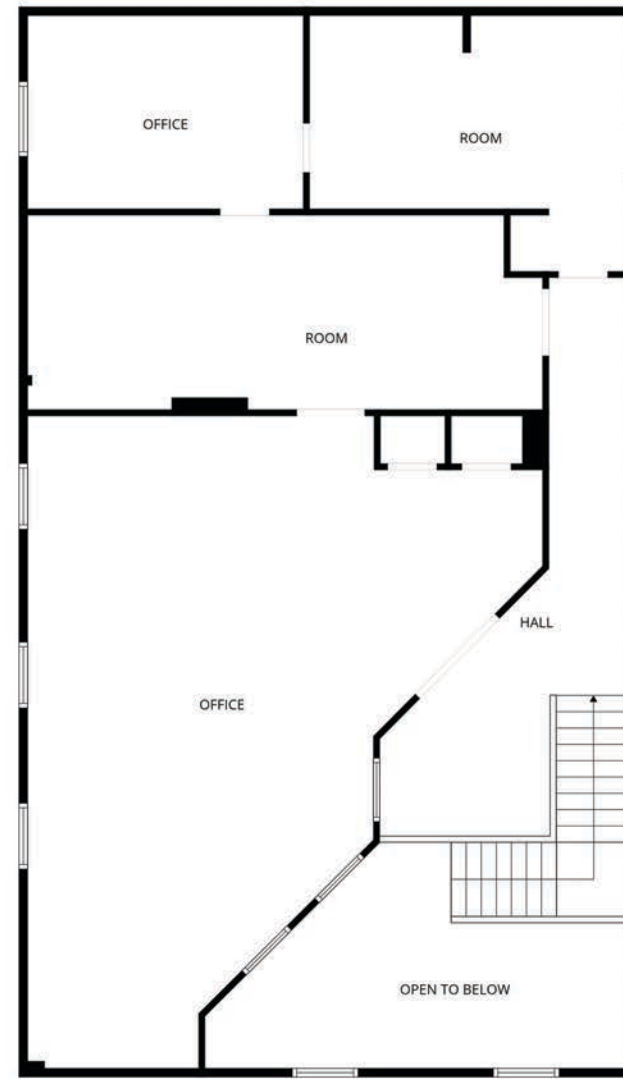
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FLOOR PLAN

6172
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FLOOR 1



FLOOR 2

INTERIOR PHOTOS

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EXTERIOR PHOTOS

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LOCATION

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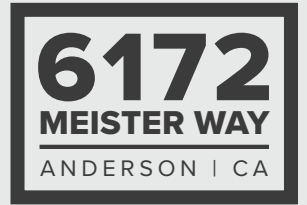
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ABOUT CAPITAL RIVERS



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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