OFFERING MEMORANDUM

6259 Eastside Road
Redding, California

100% Occupied Multi-Tenant Industrial
In-Place Income + Rent Growth Potential

OFFERED AT	BUILDING SIZE	PRICE / SF
$749,000	**±6,900 SF**	**~$108.55**

- **100% occupied** across five industrial / flex suites
- **Below replacement cost positioning** for comparable small-bay industrial product
- Current scheduled base rent of approximately **$56,308 annually**
- **Staggered lease expirations** create opportunities for future rent adjustments
- Recent roof coating, evaporative coolers, and exterior paint
- **Seller financing may be available** for qualified buyers

Executive Summary

6259 Eastside Road is a fully occupied, five-suite small-bay industrial property totaling approximately **6,900 square feet** in Redding, California. The suite mix combines office, warehouse, storage, and grade-level loading functionality serving contractor, service, and light-industrial users.

The offering provides **in-place income today with a staggered lease schedule and future rent-growth potential**. Current scheduled base rent totals approximately **$4,692 per month / $56,308 annually**, or approximately **$0.68 per square foot per month** across the property.

Four of the five suites have scheduled expirations between October 2026 and January 2027, while the largest suite recently renewed through June 2027 at an increased rental rate. This creates a measured rollover profile rather than a single concentrated expiration event.

The property may also offer longer-term flexibility for an owner-user as leases mature, while existing tenants provide income in the interim.

PROPERTY TYPE	**Small-Bay Industrial / Flex**
BUILDING SIZE	**±6,900 SF**
SUITES	**5**
OCCUPANCY	**100%**
ROLL-UP DOORS	**5 Grade-Level**
CURRENT BASE RENT	**$56,307.96 / Year**
ASKING PRICE	**$749,000**
PRICE / SF	**~$108.55**

Investment Highlights

- **100% occupied** five-suite industrial asset with diversified small-bay tenancy.
- Current scheduled base rent of approximately **$56,308 annually**.
- Current average rent of approximately **$0.68/SF/month**, supporting future rent-growth potential as leases mature.
- **Staggered expirations** reduce the risk of a large simultaneous vacancy event.
- Unit A, the largest suite at approximately 2,400 SF, **recently renewed through June 2027 at an increased rent**.
- Five grade-level roll-up doors and practical office / warehouse configurations.
- Suite E includes fenced yard space.
- Tenants are responsible for utilities, with partial expense reimbursements in place.
- Recent capital improvements include elastomeric roof coating, evaporative coolers, and exterior paint.
- Offered at approximately **$108.55/SF**, positioned below replacement cost for comparable small-bay industrial product.

Recent Improvements

MAY 2024	MAY 2024	SEPTEMBER 2025
Elastomeric Roof Coating	**New Evaporative Coolers**	**Exterior Paint**

Current Rent Roll

UNIT	SF	MONTHLY RENT	RENT / SF	LEASE TO
Unit A	2,400	$1,282.93	$0.53	06/30/2027
Unit B	1,000	$775.00	$0.78	10/31/2026
Unit C	1,000	$749.00	$0.75	01/31/2027
Unit D	1,000	$747.93	$0.75	11/30/2026
Unit E	1,500	$1,137.47	$0.76	11/30/2026
TOTAL	**6,900**	**$4,692.33**	**$0.68**	

Annualized scheduled base rent: $56,307.96.

Lease Rollover Profile

Four suites totaling approximately 4,500 SF have scheduled expirations between October 2026 and January 2027. Unit A, approximately 2,400 SF, recently renewed through June 2027. The staggered schedule provides an investor with multiple opportunities to evaluate future rent adjustments without an all-at-once lease rollover.

Opportunity Positioning

For investors, the property combines immediate occupancy and income with a relatively short-duration lease profile. Existing rents average approximately $0.68/SF/month, and staggered expirations provide opportunities to adjust rents as leases mature, subject to market conditions and lease negotiations.

For longer-term owner-users, the suite configuration may provide flexibility to occupy portions of the building as leases naturally expire while retaining income from other suites.

Illustrative Rent Sensitivity

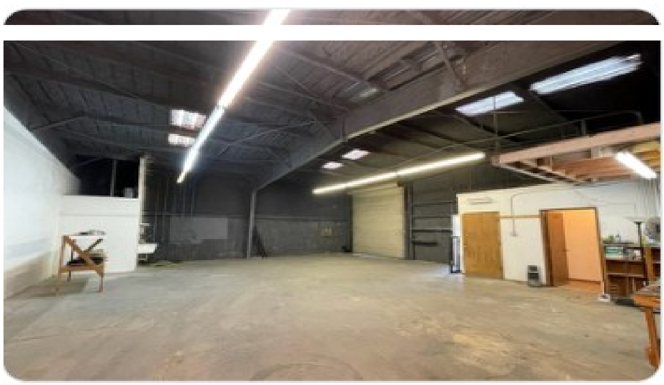
The following is provided solely to illustrate the effect of different average rental rates across 6,900 SF. It is not a representation of market rent, a forecast, or projected income.

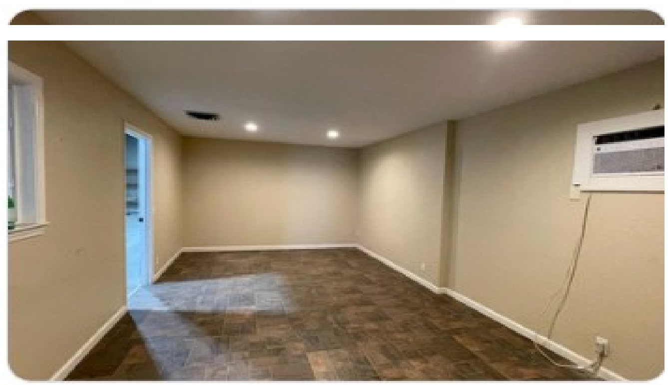
AVERAGE MONTHLY RENT / SF	ILLUSTRATIVE ANNUAL BASE RENT
Current ~ $0.68	$56,307.96
$0.80	$66,240
$0.90	$74,520
$1.00	$82,800

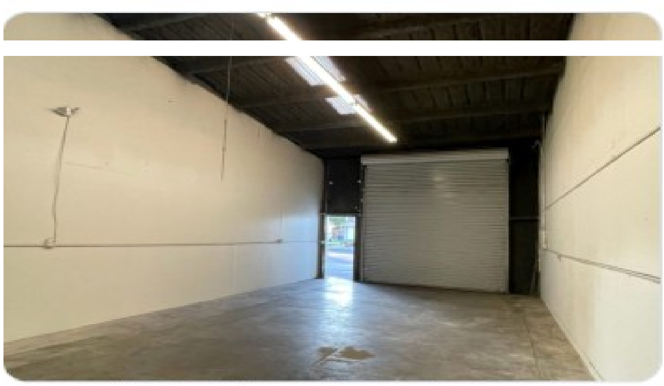
Why It Stands Out

Fully occupied small-bay industrial at an approachable total basis, with diversified tenancy, recent capital improvements, and a staggered lease schedule that creates future optionality.

Property Gallery







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