

OFFERING MEMORANDUM

# 6259 Eastside Rd Redding, California

Multi-tenant small-bay industrial opportunity suited for **investors seeking in-place income and rollover upside**, or **owner-users** looking to control occupancy while benefiting from existing tenant revenue.

OFFERED AT

**\$749,000**

- Approximately **6,900 SF** across five suites
- **Below replacement cost** positioning for comparable small-bay industrial product
- Five grade-level roll-up doors and functional office / warehouse layouts
- Value-add upside through **staggered lease rollover** and future rent adjustments
- Recent roof coating, evaporative coolers, and exterior paint



BUILDING SIZE

**±6,900  
SF**

UNITS

**5 Suites**

PRICE / SF

**~\$108.55**

## Executive Summary

6259 Eastside Road is a multi-tenant small-bay industrial property in Redding, California. The asset totals approximately **6,900 square feet** and is divided into **five suites**, creating a practical blend of office and warehouse space that appeals to contractors, service businesses, and light industrial users.

**The layout and unit mix support both multi-tenant investment stability and potential owner-user occupancy over time.**

The property works well as either an **investment acquisition** or an **owner-user purchase**. Investors benefit from in-place income and staggered lease expirations that create near-term upside as rents roll. Owner-users benefit from the ability to occupy a substantial portion of the building while having other suites help offset occupancy cost.

### ADDRESS

**6259  
Eastside Rd  
Redding,  
CA**

### PROPERTY TYPE

**Small-Bay  
Industrial /  
Flex**

### UNITS

**5 Suites**

### ROLL-UP DOORS

**5 Grade-  
Level**

### ZONING

**Heavy  
Commercial**  
Buyer to verify

### POSITIONING

**Owner-  
User or  
Investment  
Opportunity**

*Seller financing may be available for qualified buyers.*

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## Investment Highlights

- Multi-tenant industrial property with approximately **6,900 SF** across five suites.
- Staggered lease expirations reduce the risk of a large simultaneous vacancy event.
- Suite A features street-facing office, warehouse directly behind, and a private restroom.
- Suite E includes fenced yard space.
- Recent capital improvements reduce near-term replacement concerns.
- Current rents average approximately **\$0.67/SF**, offering future upside as leases roll.
- Well suited for an owner-user who wants to occupy significant space while receiving tenant income.
- Five grade-level roll-up doors support a broad range of industrial and service uses.
- Tenants are responsible for utilities with partial expense reimbursements in place.
- Offered at pricing believed to be below replacement cost for comparable small-bay industrial product.

## Recent Improvements

MAY 2024

**Elastomeric Roof Coating**

MAY 2024

**New Evaporative Coolers**

SEPTEMBER 2025

**Exterior Paint**

# Rent Roll

UNIT	SF	MONTHLY RENT	RENT / SF	LEASE TO
Unit A	2,400	\$1,199.00	\$0.50	06/30/2026
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
<b>Total</b>	<b>6,900</b>	<b>\$4,608.40</b>	<b>\$0.67</b>	

Annualized scheduled base rent: **\$55,300.80**.

#### INVESTMENT ANGLE

**In-place income today with clear rollover upside as leases mature in 2026–2027.**

#### OWNER-USER ANGLE

**Control a significant portion of the building while other suites help offset occupancy cost.**

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## Opportunity Positioning

**For investors**, the property provides stable multi-tenant income with a lease expiration schedule that allows gradual rent adjustment rather than an all-at-once reset. The current average rate of approximately \$0.67/SF leaves room for future growth as suites turn over.

**For owner-users**, the current layout allows a business to occupy a significant portion of the building while retaining income from the remaining suites. This is especially attractive for contractors, restoration companies, and service-oriented users who benefit from office, warehouse, and storage functionality in one location.

As leases naturally roll, an owner-user may have the ability to increase their occupancy over time, creating additional operational flexibility and potential business upside.

### WHY IT STANDS OUT

**Versatile enough for either an income-oriented investor or an owner-user who wants long-term control with upside.**



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# Contact

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# Disclaimer

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