



INDUSTRIAL SHOP SPACES FOR LEASE

1410 BELTLINE RD, REDDING, CA 96003

Jess Whitlow, CCIM
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PROPERTY SUMMARY

1410 BELTLINE RD, REDDING, CA 96003



PROPERTY DESCRIPTION

Join this industrial complex with shop spaces that each have a large roll-up door. The landlord pays water and sewer. Tenant responsible for REU Electricity, Trash, and PG&E Gas. Available now! The site has additional unfenced land available to lease in the rear of the complex.

Unit 13 – Available Now! Spacious and versatile 50' x 25' single-bay shop unit designed to meet your business or storage needs. Features a large 12' W x 14' H roll-up door for easy access, a convenient main entry door, a private restroom, and an additional back room perfect for office space or extra storage. Ideal for contractors, small businesses, or hobby use. Move-in ready.

PROPERTY HIGHLIGHTS

- Warehouse shop spaces with a large roll-up door
- Each space has its own restroom
- Charter Spectrum runs to the site
- Landlord pays the water and sewer
- Easy access off Beltline Rd near Caterpillar Rd in Mountain Lakes Industrial Park
- Convenient location with quick access to I-5, Hwy 44, and Market Street
- Swamp cooler and radiant heat
- No auto mechanic work



OFFERING SUMMARY

Lease Rate:	\$1,100 per month (MG)
Number of Units:	17
Available SF:	1,250 SF
Lot Size:	186,911 SF
Building Size:	15,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	100	425	1,511
Total Population	249	1,045	3,389
Average HH Income	\$76,164	\$72,487	\$68,763

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OFFICE BUILDING FOR LEASE

SUITE 13 PHOTOS

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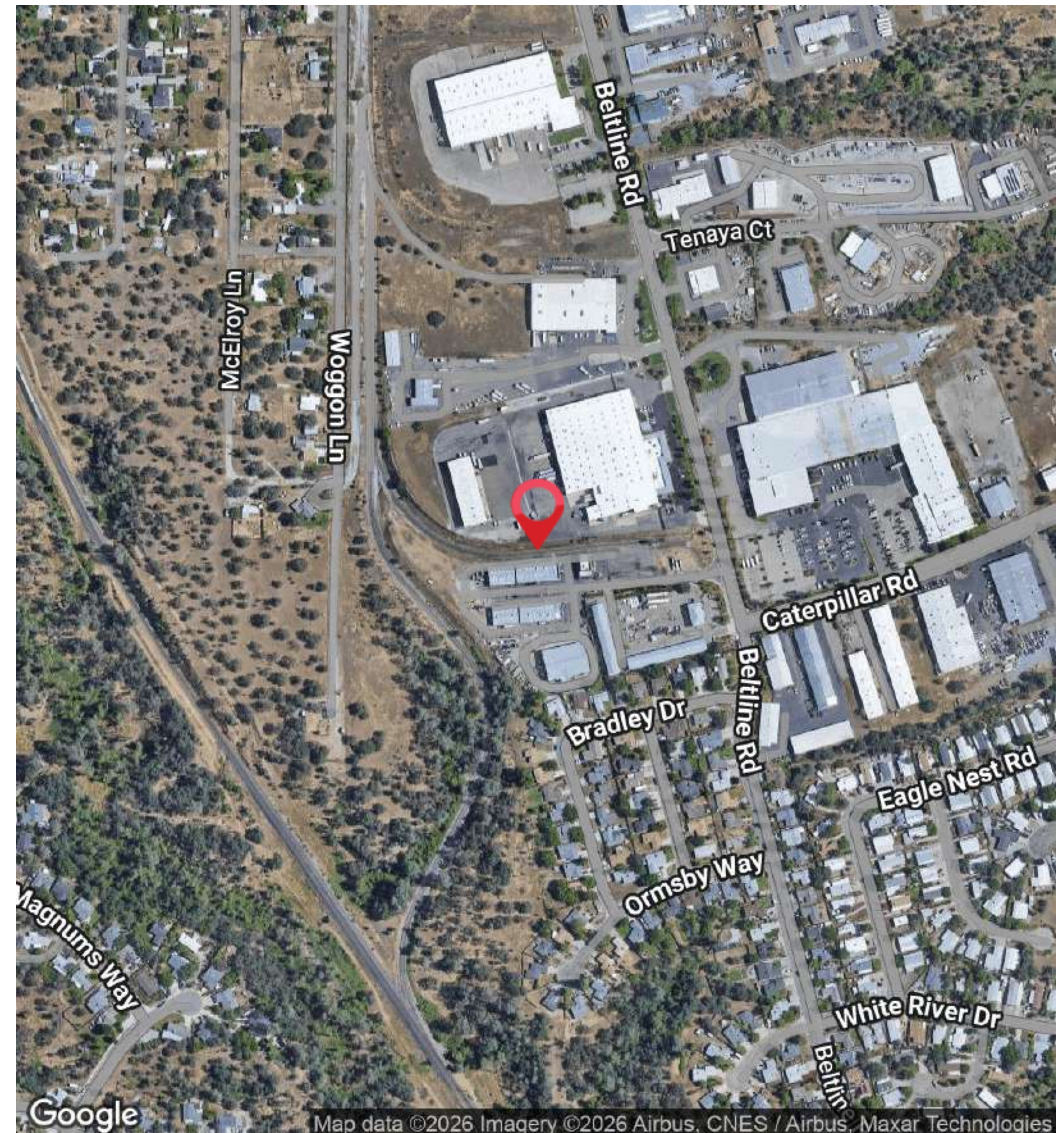
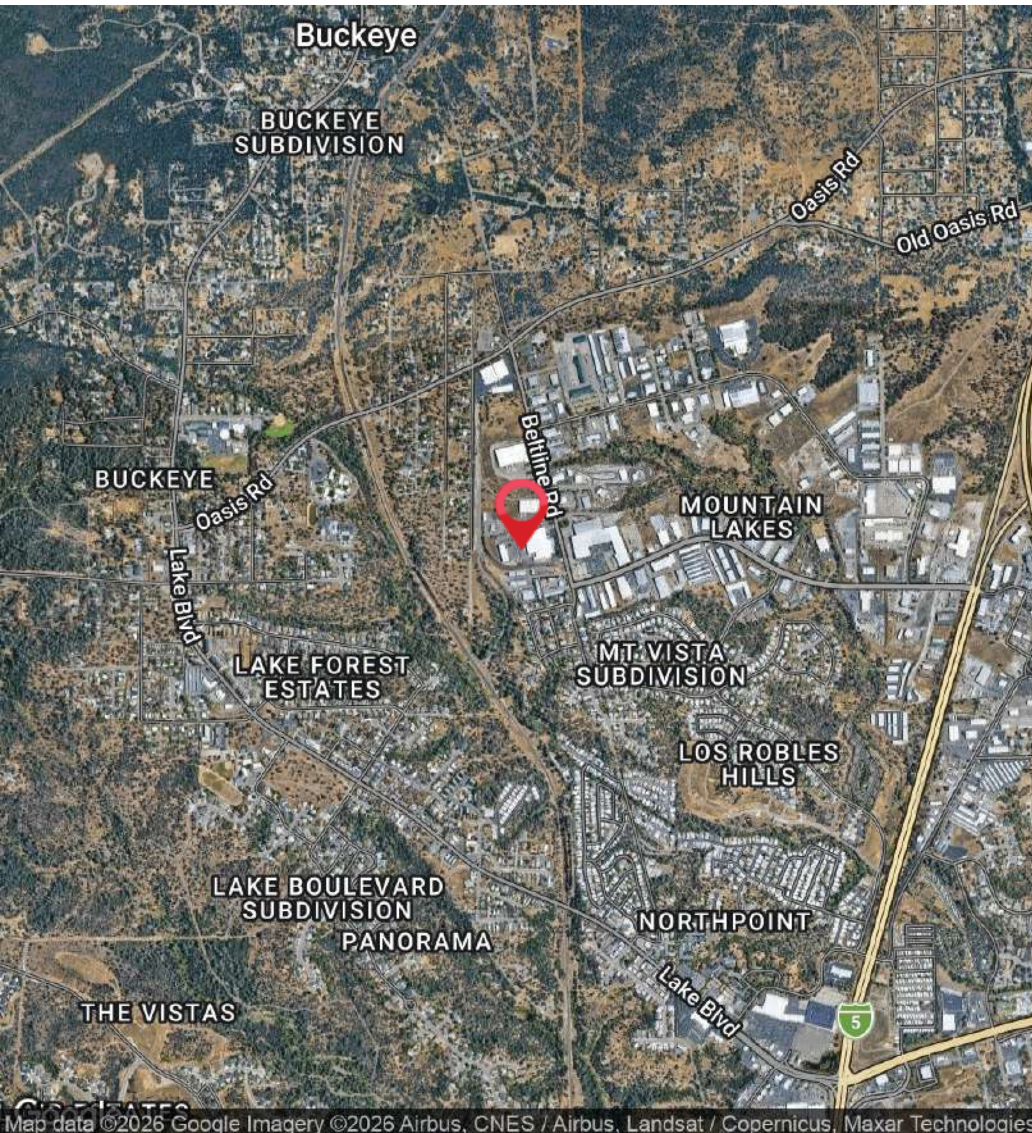
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

OFFICE BUILDING FOR LEASE

LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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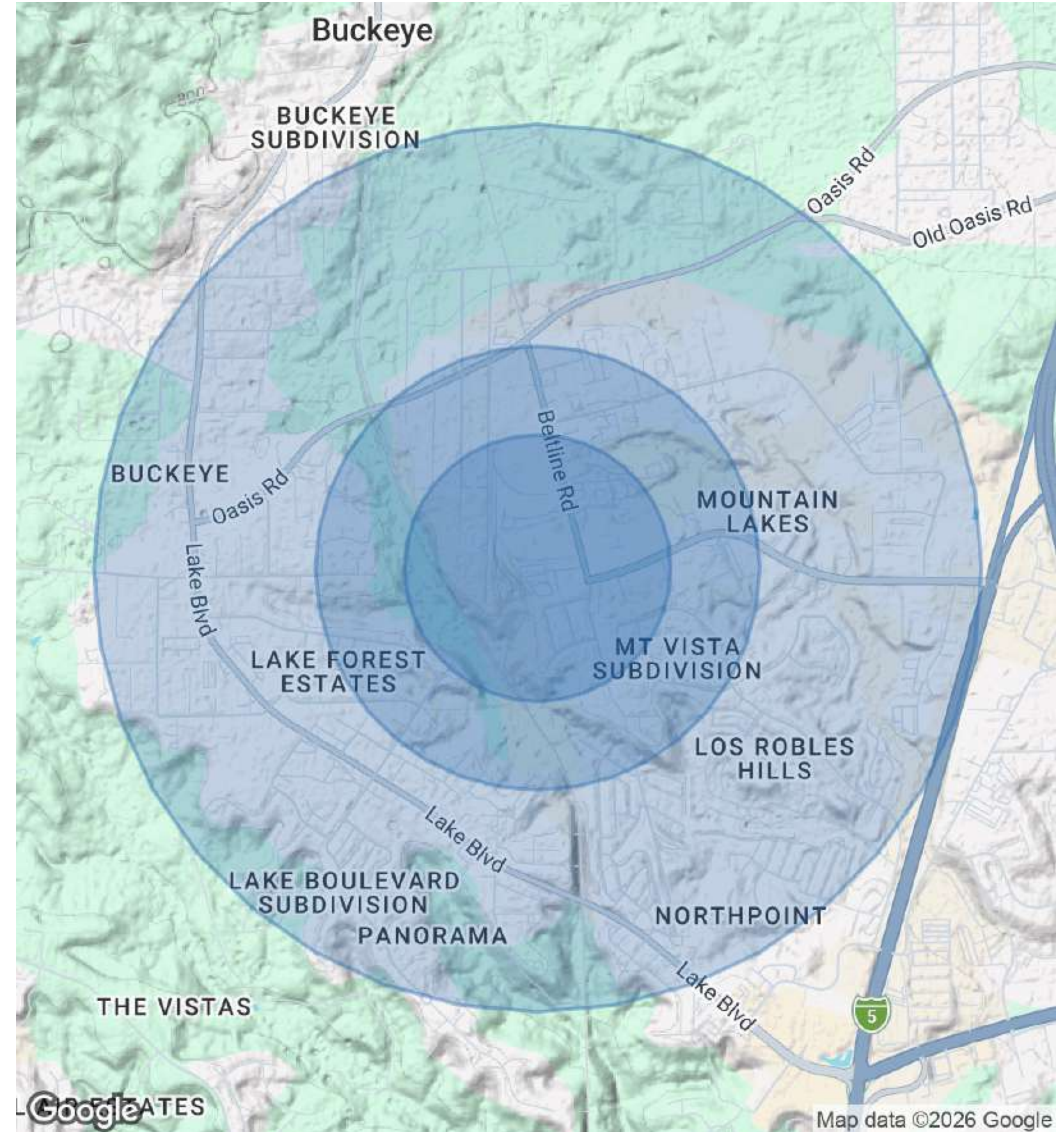
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	249	1,045	3,389
Average Age	41	40	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	100	425	1,511
# of Persons per HH	2.5	2.5	2.2
Average HH Income	\$76,164	\$72,487	\$68,763
Average House Value	\$236,738	\$216,403	\$194,985

2020 American Community Survey (ACS)



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OFFICE BUILDING FOR LEASE
MEET THE BROKER

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PROFESSIONAL BACKGROUND

Jess Whitlow is a seasoned commercial real estate broker with over 20 years of industry experience and a strong background in property management. Since beginning her career in Santa Barbara, she has worked across the Los Angeles, Phoenix, and Redding markets, bringing both broad market perspective and deep local expertise to every transaction.

Raised in Redding California, Jess possesses an in-depth understanding of the Northern California regional market and is consistently recognized as one of the most active commercial real estate brokers in the Shasta County Region. Her clients value her professionalism, responsiveness, and unwavering commitment to exceptional service, as well as her ability to navigate complex transactions with clarity and precision.

Jess is passionate about commercial real estate for its collaborative nature and the opportunity it provides to work closely with investors, local businesses, and nonprofit organizations. She is known for helping clients identify creative, practical solutions to overcome challenges specific to tertiary markets and achieve their real estate and investment goals.

Jess is a Certified Commercial Investment Member (CCIM), and a member of the International Council of Shopping Centers (ICSC) and a member of the local Shasta Association of Realtors (SAOR), Jess leverages a strong professional network to deliver effective solutions for her clients.

EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

Cox Real Estate Consultants - Jess Whitlow

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