

MULTI-BAY WAREHOUSE WITH OFFICE AND YARD SPACE AVAILABLE NOW!

**1593 Beltline Rd,
Redding, CA 96003**

JESS WHITLOW, CCIM

Broker/CEO

530.605.5169

Jess@WhitlowCRE.com

CalDRE #01941996



WHITLOW
COMMERCIAL REAL ESTATE INC.



Property Summary



PROPERTY DESCRIPTION

Combined office and industrial warehouse space AVAILABLE NOW! 3000 SF Office and 3500 SF Warehouse. Office floor plan includes a waiting and reception area, 8 private offices, an open workspace, restrooms, a large break room, and 2 restrooms. Warehouse includes 3 large roll-up doors, 2-man doors, and a clear height of 12'3" and ceiling deck height of approximately 15'. Fenced yard space shared with other on-site buildings. No auto mechanic use allowed.

PROPERTY HIGHLIGHTS

- Fence enclosing warehouse facilities and yard at night
- Easy access off Beltline Rd near Caterpillar Rd in the Mountain Lakes Industrial Park
- Convenient location with quick access to I-5, Hwy 44, and Market Street

OFFERING SUMMARY

Lease Rate:	\$0.85 SF/month (MG)
Number of Units:	1
Available SF:	6,500 SF
Lot Size:	2.33 Acres
Building Size:	22,650 SF
Zoning:	GI - General Industrial
Parcel Number:	114-300-025

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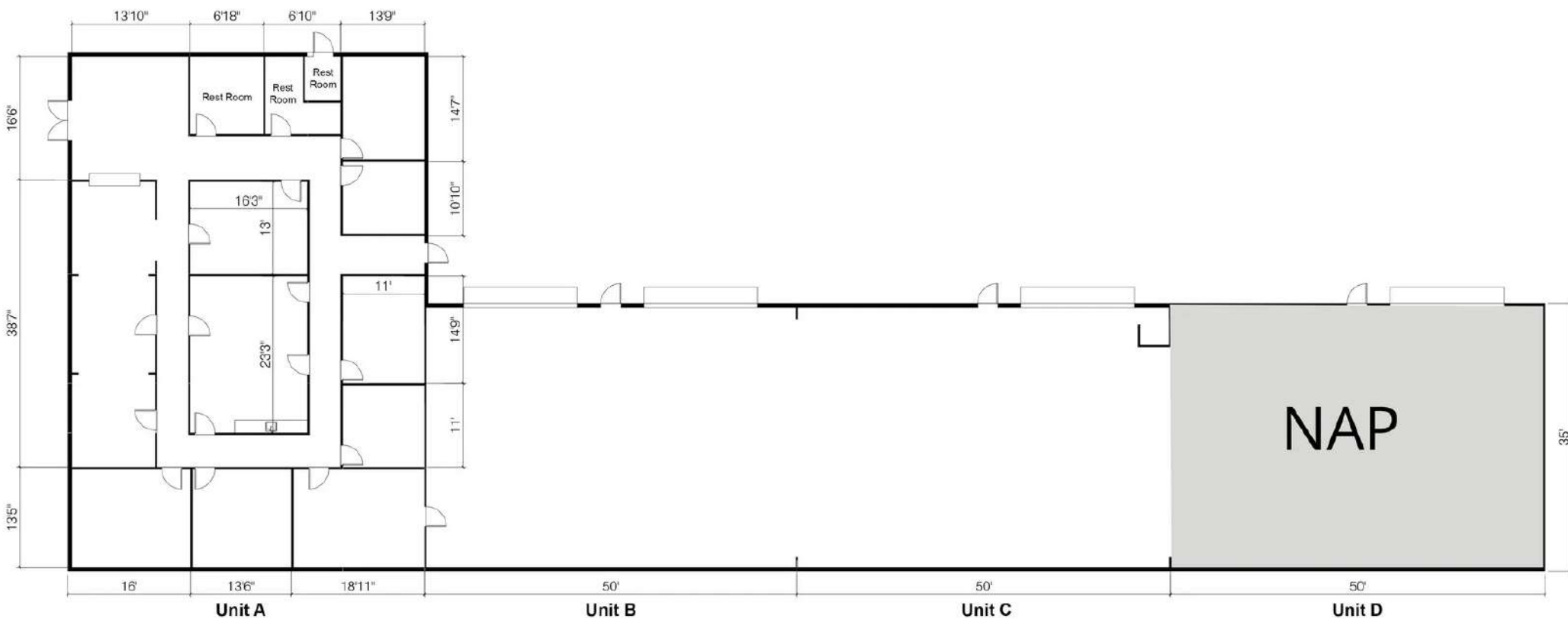
Whitlow Commercial Real Estate Inc.

2155 Larkspur Ln. Suite C

Redding, CA 96002

www.whitlowcre.com

Floor Plan



FLOOR PLAN

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Property Photos



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Suite A Photos



Suite B Photos



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Suite C Photos



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Nearby Businesses



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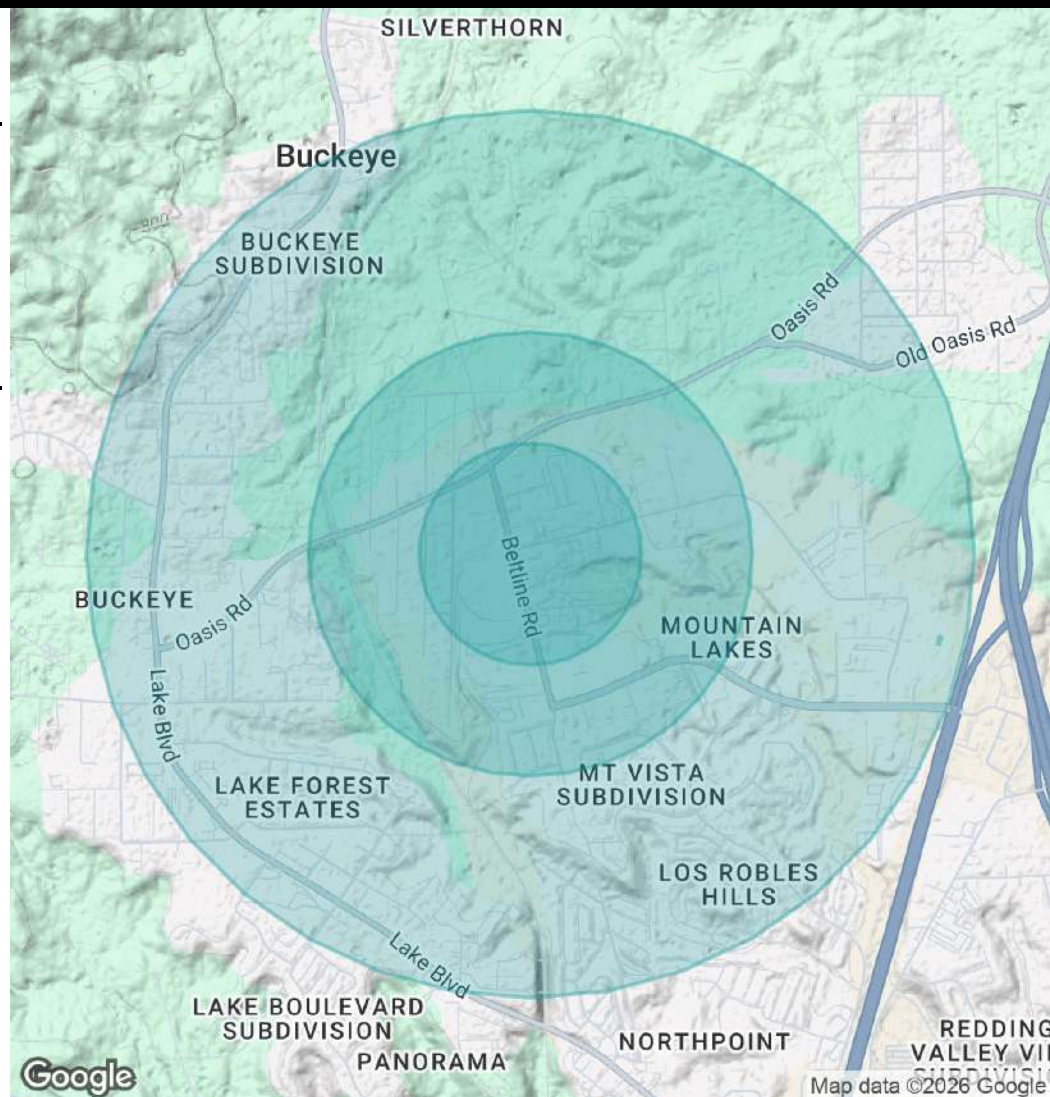
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	87	385	2,791
Average Age	42.6	41.2	39.8
Average Age (Male)	36.2	36.4	39.5
Average Age (Female)	50.4	47.5	42.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	33	149	1,178
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$90,984	\$88,735	\$80,737
Average House Value	\$169,841	\$182,151	\$203,869



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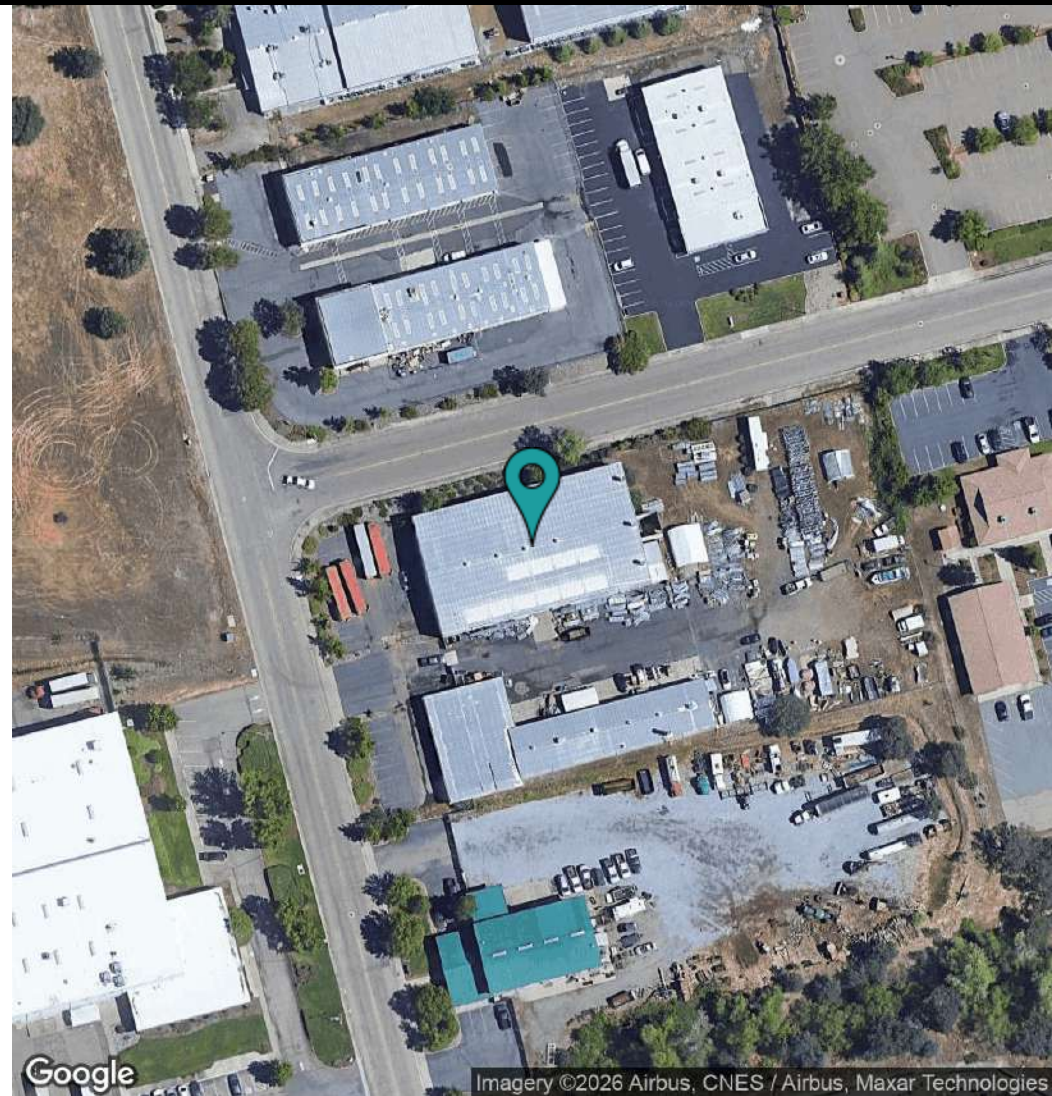
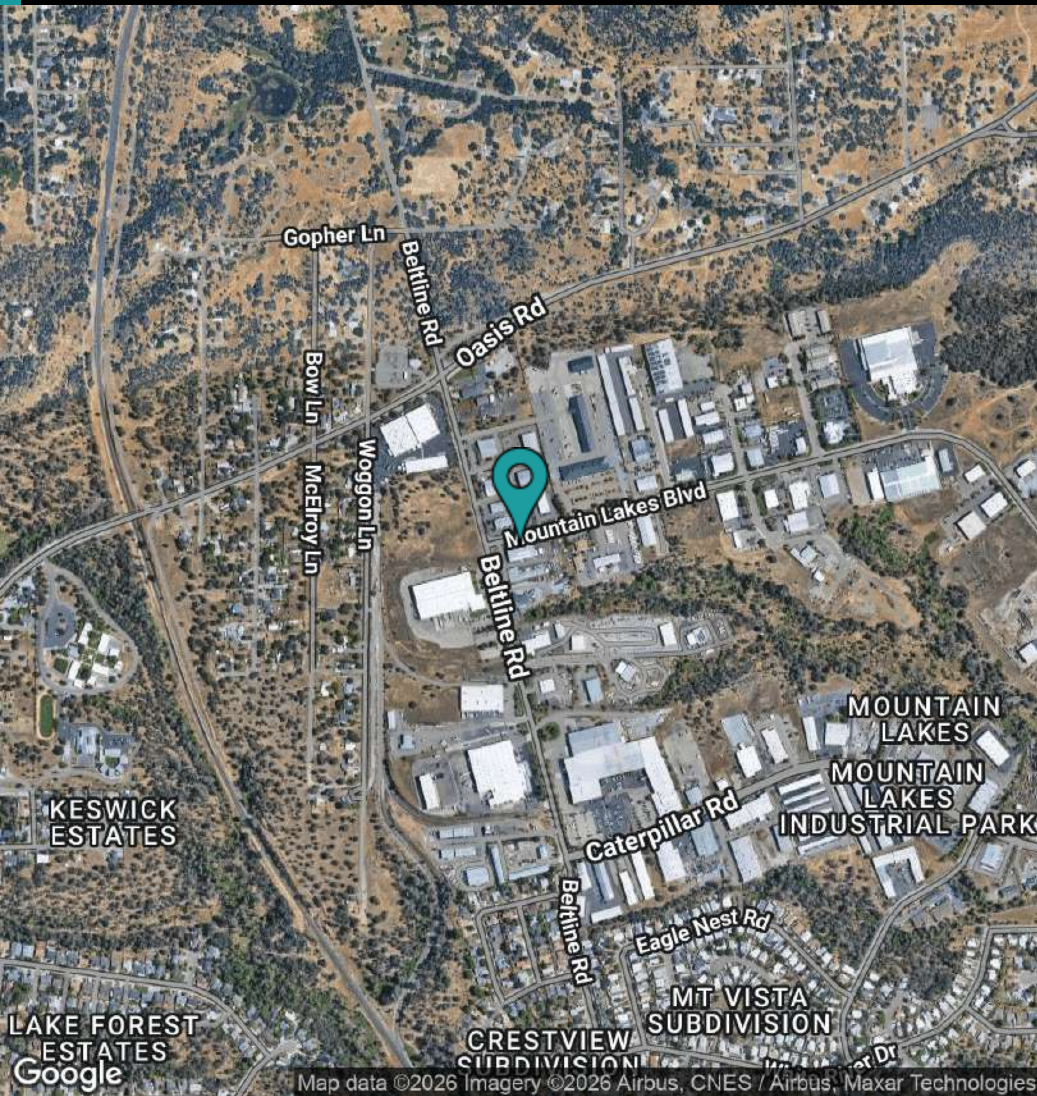
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Location Map



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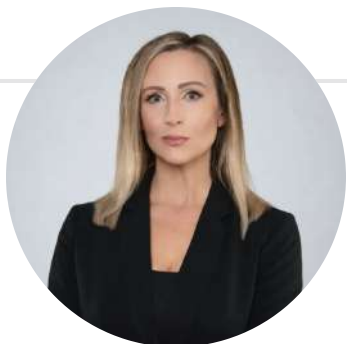
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Meet the Broker



JESS WHITLOW, CCIM

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Direct: **530.605.5169**

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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.

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