

**FOR LEASE**



## Redding Industrial Warehouse (excess land potential)

2495 Progress Drive  
Redding, CA 96001



Scott Pewitt

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www.expcommercial.com

# Property Summary

2495 Progress Drive, Redding, CA 96001

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## PROPERTY DESCRIPTION

7,750 s/f industrial warehouse situated at the end of Progress Drive near Eastside Road. Ideal for contractor, manufacturing, distribution, or service-based operations. Improvements include (3) 14-foot roll-up doors, approximately 16-foot peak warehouse ceiling height, and flexible warehouse configurations to accommodate a variety of industrial users. Office space buildout is negotiable depending on tenant needs, along with potential excess land for additional storage, parking, or operational use. The site provides convenient truck circulation and strong accessibility within an established industrial corridor with quick access to Interstate 5 and Highway 273.

## PROPERTY HIGHLIGHTS

- (3) 14' Roll Up Doors
- Multiple electrical meters
- 16' Peak Clearance

## LOCATION DESCRIPTION

Located in the established southwest industrial corridor of Redding, Progress Drive offers convenient access to Eastside Road, Highway 273, and Interstate 5, providing efficient connectivity throughout the North State region. The area is home to a variety of contractor, manufacturing, warehouse, transportation, and service-related businesses, making it an ideal location for industrial operations. The property's end-of-street positioning allows for reduced traffic congestion, functional truck access, and operational flexibility while remaining only minutes from central Redding amenities, workforce housing, and major transportation routes.

## OFFERING SUMMARY

Lease Rate:	\$6,200 SF/mo (NNN)
Available SF:	7,750 SF
Lot Size:	2 Acres

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# Additional Photos

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# Aerial Map

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# Location Map

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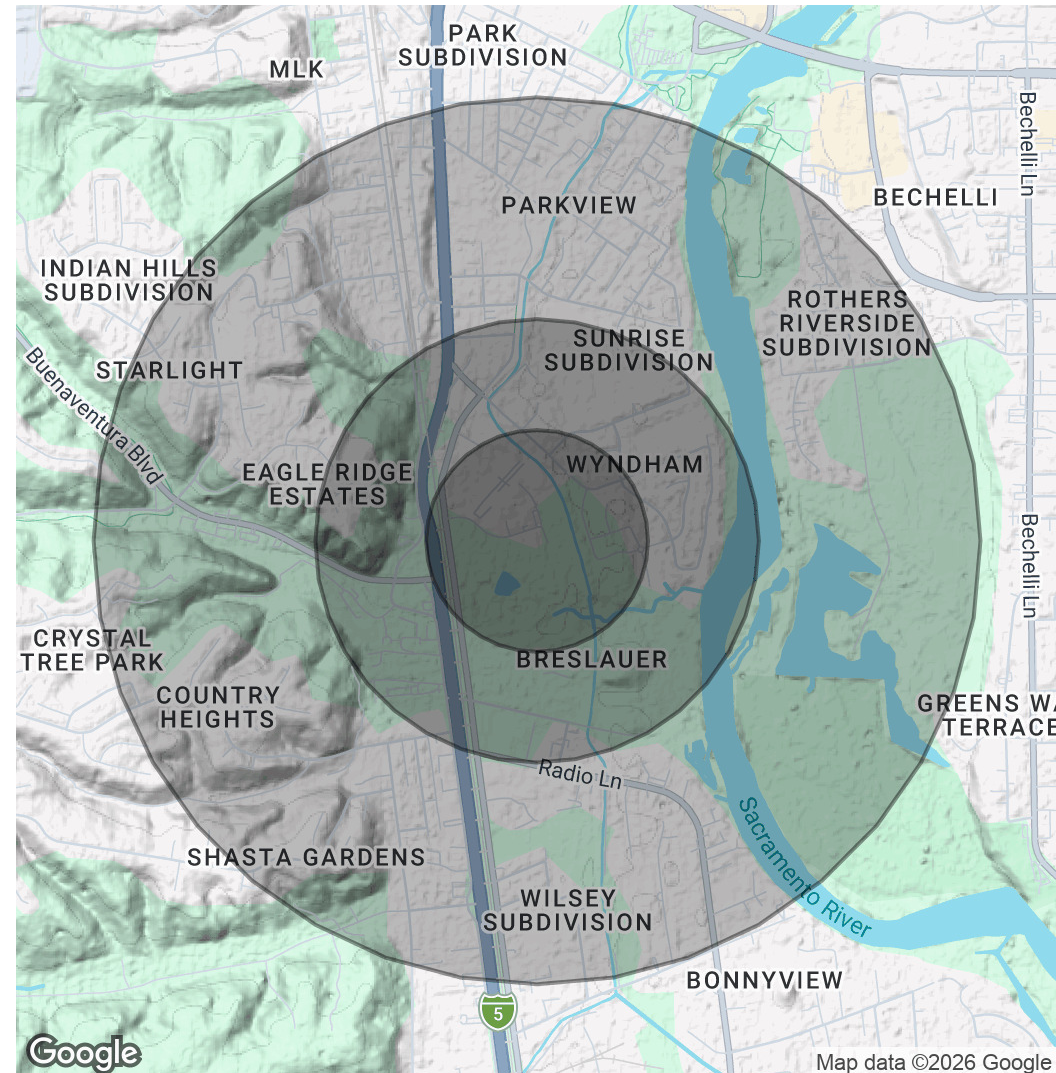
# Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	369	1,331	5,486
Average Age	36.6	37.7	38.6
Average Age (Male)	31.7	33.7	35.1
Average Age (Female)	39.7	40.2	40.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	105	393	1,851
# of Persons per HH	3.5	3.4	3.0
Average HH Income	\$102,930	\$103,393	\$101,141
Average House Value	\$515,753	\$484,191	\$419,276

2023 American Community Survey (ACS)



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# Real Estate Advisor

2495 Progress Drive, Redding, CA 96001

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## SCOTT PEWITT

Senior Advisor

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CalDRE #01887963

### PROFESSIONAL BACKGROUND

Scott Pewitt has been working with business owners, investors, and entrepreneurs since 2011, helping clients strategically grow, protect, and rebuild their net worth through commercial real estate and business ownership. As the founder of eXp Commercial in Redding, Scott recognized the need for responsive, relationship-driven commercial real estate services built on trust, strategy, and long-term value creation. His specialties include commercial sales and leasing, cash flow analysis, investment property evaluations, and helping clients identify opportunities that align with their financial and lifestyle goals.

Beyond commercial real estate, Scott is passionate about leadership development and The Art of Personal Mastery. His favorite pastimes include traveling, backpacking, hiking, family time, and pursuing competitive Pickleball on his journey toward the U.S. Open. Scott and his wife, Deanna, have a blended family of seven children, all of whom have embraced entrepreneurship in their own unique ways.

### EDUCATION

California Broker License  
Business Broker

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