

Mountain Lakes Center

4300 Caterpillar Road,
Redding, CA 96003

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WHITLOW
COMMERCIAL REAL ESTATE INC.



Table of Contents

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TABLE OF CONTENTS



SECTION 1 | PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Mountain Lakes Center is a premier 228,568 SF industrial complex situated within the expansive Mountain Lakes Industrial Park in Redding, CA, home to more than 1.2 million square feet of industrial space just west of Interstate 5. Positioned at the intersection of Caterpillar Road and Beltline Road, the property benefits from convenient access to I-5 in multiple directions.

Redding, CA, is a preferred location for industrial and business operations, serving as a regional hub within a several-hour drive of every direction. Redding's ample outdoor recreation opportunities offer 200+ miles of paved walking trails, abundant lakes, and easy access to National Parks, all paired with a cost of living well below that of much of the rest of California, which together support workforce recruitment and retention.

Mountain Lakes Center is currently 96% leased to a diverse mix of tenants. Two vacancies offer a compelling value-add opportunity for an investor or owner-user in a well-located property within one of Redding's premier industrial parks.

OFFERING SUMMARY

Sale Price:	\$11,995,000
Lot Size:	12.98 Acres
Building Size:	228,568 SF
Parcel Numbers:	114-440-001 & 114-300-020
Zoning:	General Industrial
NOI:	\$1,143,544.24
Pro Forma Cap Rate:	9.53%
Price/SF	\$50.29/SF

Property Highlights

PROPERTY HIGHLIGHTS

- 96% Occupancy – Stabilized Investment
- Upside potential with lease of 2 vacant units
- Central location in Mountain Lakes Industrial Park
- Highly established industrial complex
- Redding, CA – Regional Center
- Halfway between Sacramento, CA and Medford, OR
- Equidistant between Seattle and Los Angeles
- Convenient proximity to I-5
- 12.98 Acres
- 325 Parking spaces
- 9 Loading Docks
- Clear Height 24-28'
- Roof – Metal with Insulation
- Fire Suppression – Automatic Wet System
- Elevator in a 2-story office
- Redding Electric Utility – Water, Sewer, Trash, Electricity
- PG&E – Gas Utility
- Zoned GI – General Industrial in City of Redding
- Electrical Service: 3700 Amps 277/480V
- Built in 1971, Substantial renovation in 2012
- Key corner of Beltline Rd and Caterpillar Rd
- Approx. 75,500 SF of Office Space
- Approx. 153,068 SF of Industrial Space



TENANTS

- SAF – Southern Aluminum Finishing
- Mission Linen Supply
- SHIELD Training Center
- Turtle Bay Exploration Park
- Shasta Historical Society
- Lotus Educational Services
- Alpha Copy

Property Description



EXTERIOR DESCRIPTION

With great curb appeal, this two-story building features a modern industrial design with light-colored metal exterior. The property offers a welcoming entrance highlighted by a glass-covered walkway, creating an attractive and functional entry point. Large windows provide natural light throughout. Well-maintained and easily accessible.

INTERIOR DESCRIPTION

An inviting lobby, bright and open space featuring a grand staircase leading to the second floor and elevator service for added convenience. There is a common break area, multiple meeting tables are available in the lobby. Multi-stall restrooms with shower facilities. The first floor is approximately ±183,563 SF, the second floor is approximately ±33,854 SF, and the basement is approximately ±11,151 SF.

PARKING DESCRIPTION

The property features 325 paved, well-lit parking spaces, providing ample supply for both common and secured parking.

UTILITIES DESCRIPTION

The property is equipped with 3,700 amps of power at 277/480V, providing electrical capacity for industrial operations. Utilities are supplied by the City of Redding, including water, sewer and trash services, while PG&E provides natural gas. Additionally, the property features an automatic wet fire suppression system, ensuring enhanced safety and compliance.

LOADING DESCRIPTION

The property is designed for long-term functionality, featuring nine dock-high loading doors and three grade-level doors. A clear height of 24 to 28 feet provides flexibility.

Tenant Profiles

SAF - SOUTHERN ALUMINIUM FINISHING CO.

International metal fabrication finishing and distribution company with over 250 employees and an exceptional 80+ year history. Originally established in 1946 they have grown to have locations in Georgia, California, Tennessee, Indiana and Texas. Their Redding, CA business location started in 2007 and has been going strong ever since. To learn more about SAF visit their website at: <https://www.saf.com/>

MISSION LINEN SUPPLY AND UNIFORM SERVICE

Founded in 1930, Mission Linen Supply and Uniform Service operates from 43 facilities in California, Arizona, Texas, Oregon and New Mexico and has a fleet of more than 800 vehicles. They have been a tenant at Mountain Lakes Center since 2015. To learn more about Mission Linen Supply and Uniform Service visit their website here: <https://www.missionlinen.com/>

SHIELD TRAINING CENTER

SHIELD is a public safety professional training consortium which includes Shasta, Tehama and Trinity Counties working with Shasta College to provide training resources to 17 regional public safety organizations. To learn more about SHEILD, visit their website at: <https://shield.training/>

TURTLE BAY EXPLORATION PARK

As a key part of Redding's tourism, Turtle Bay offers a 300 acre gathering place featuring the Sundial Bridge, Museum, Forestry and Wildlife Center, Arboretum and Botanical Gardens. This space is leased for Museum curators and accessed only by their internal team. <https://www.turtlebay.org/>

SHASTA HISTORICAL SOCIETY

Shasta county's history is recorded and shared through this essential non-profit organization that has been supporting the local community since 1930. They lease for storage and curation for their public facing location in downtown Redding. <https://shastahistorical.org/>

LOTUS EDUCATION SERVICES INC.

Lotus Educational Services leases space for trauma-informed, evidence-based programs including education and training events for groups and counseling, support for individuals. Their goal is to empower individuals, improve workplace and school cultures and strengthen communities.

ALPHA COPY

ALPHACopy has been providing copier, fax, printer, toner products and services throughout Shasta County since 1993. They have been a tenant of Mountain Lakes Center since 2016. <https://www.alphacopy.com/>

Property Photos



Additional Photos



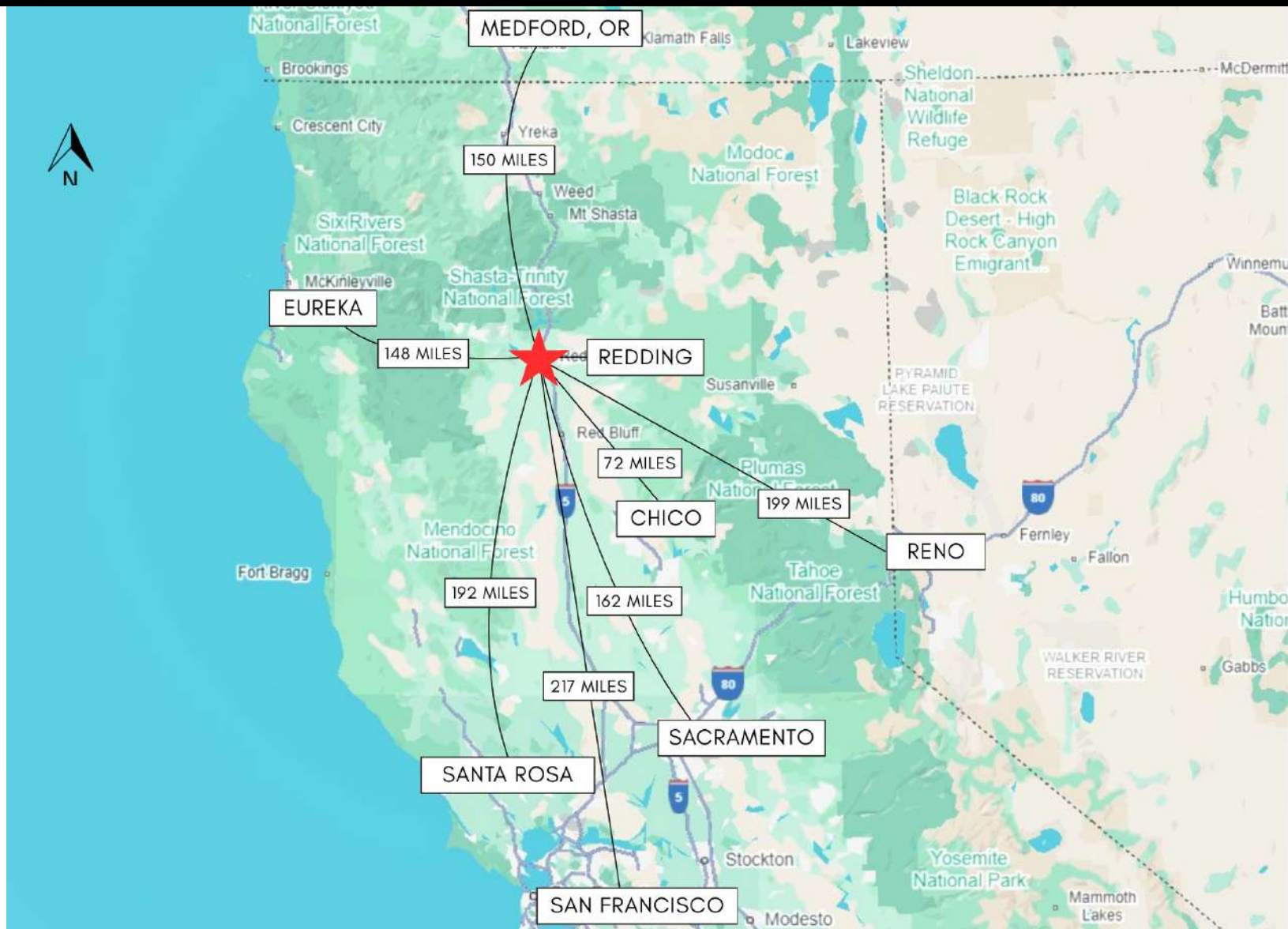
SAF Photos



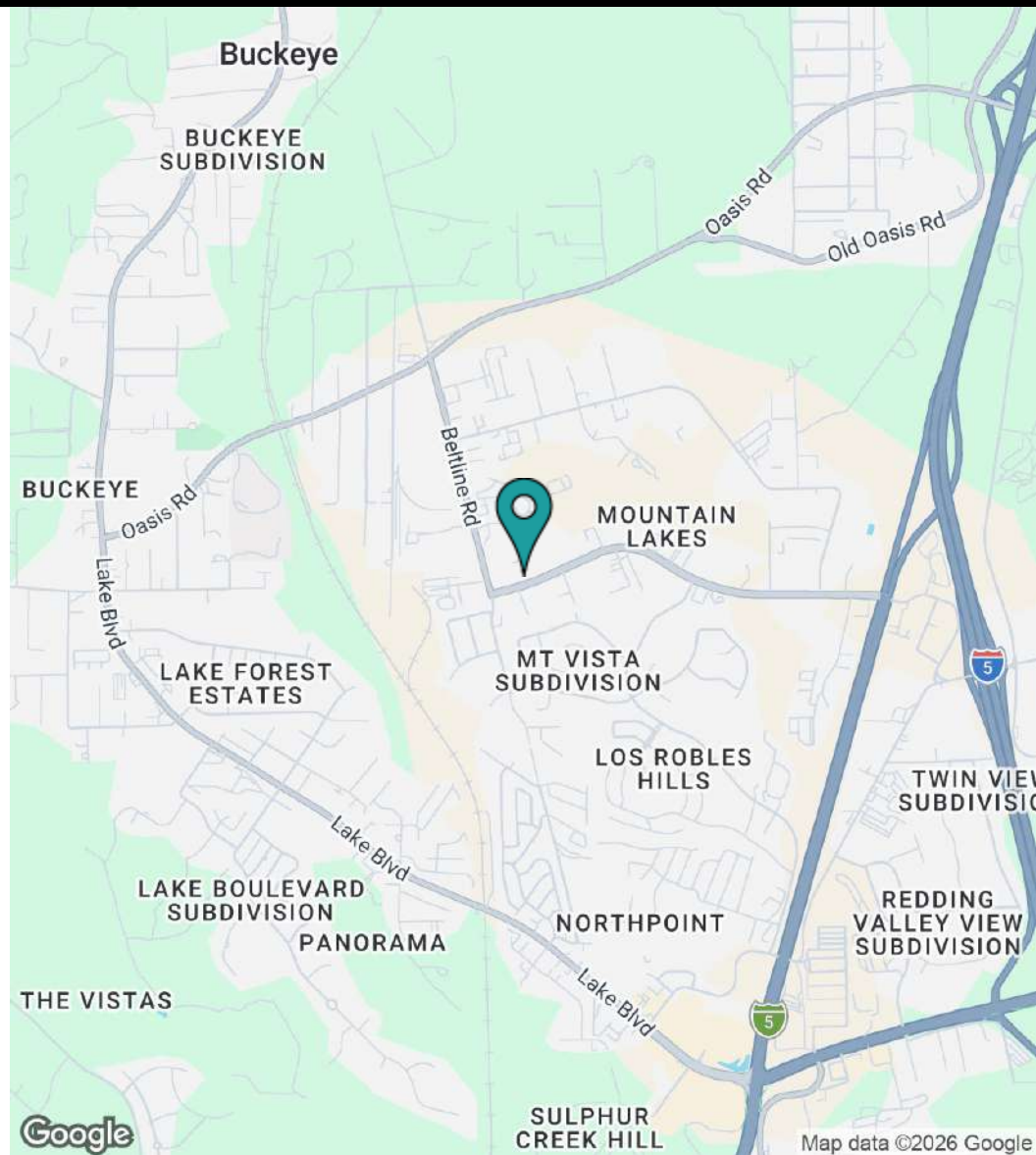


SECTION 2 | LOCATION INFORMATION

Regional Map



Location Map



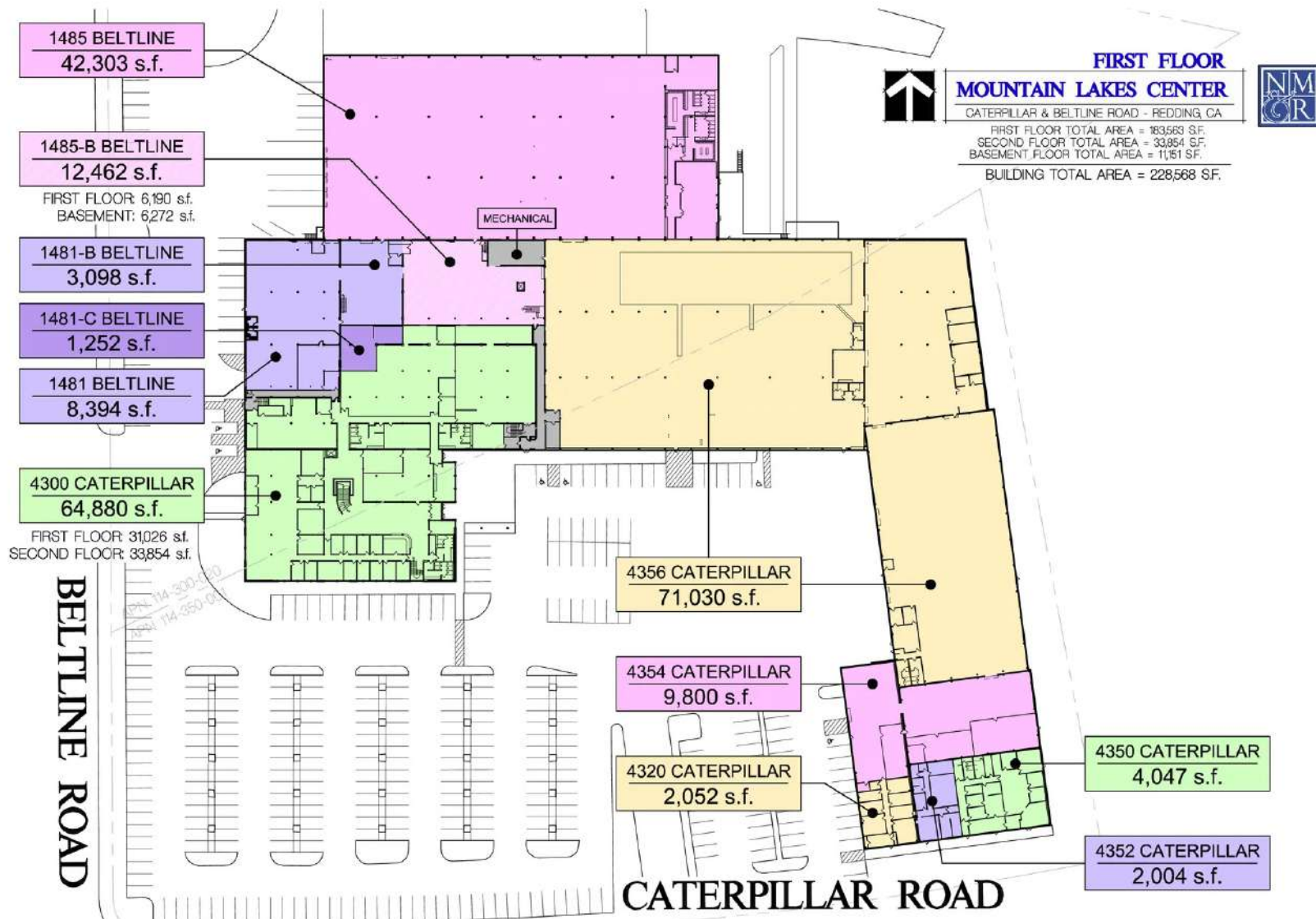
Nearby Businesses





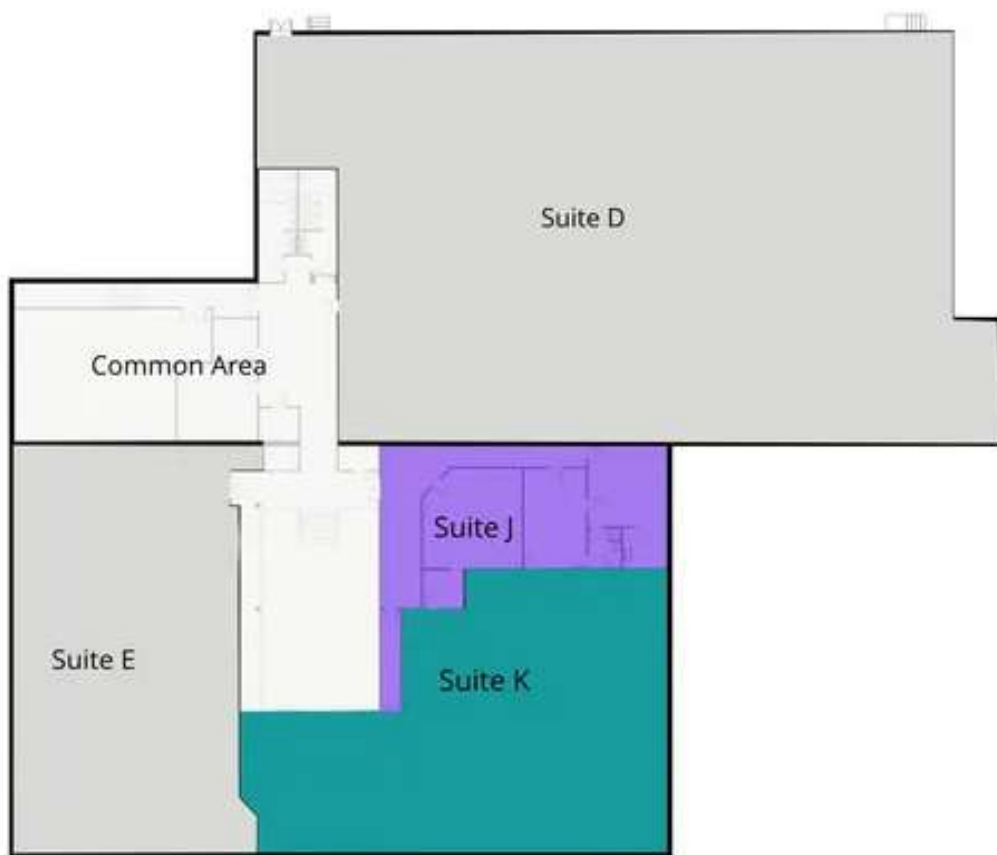
SECTION 3 | SITE PLANS

1st Floor Site Plan

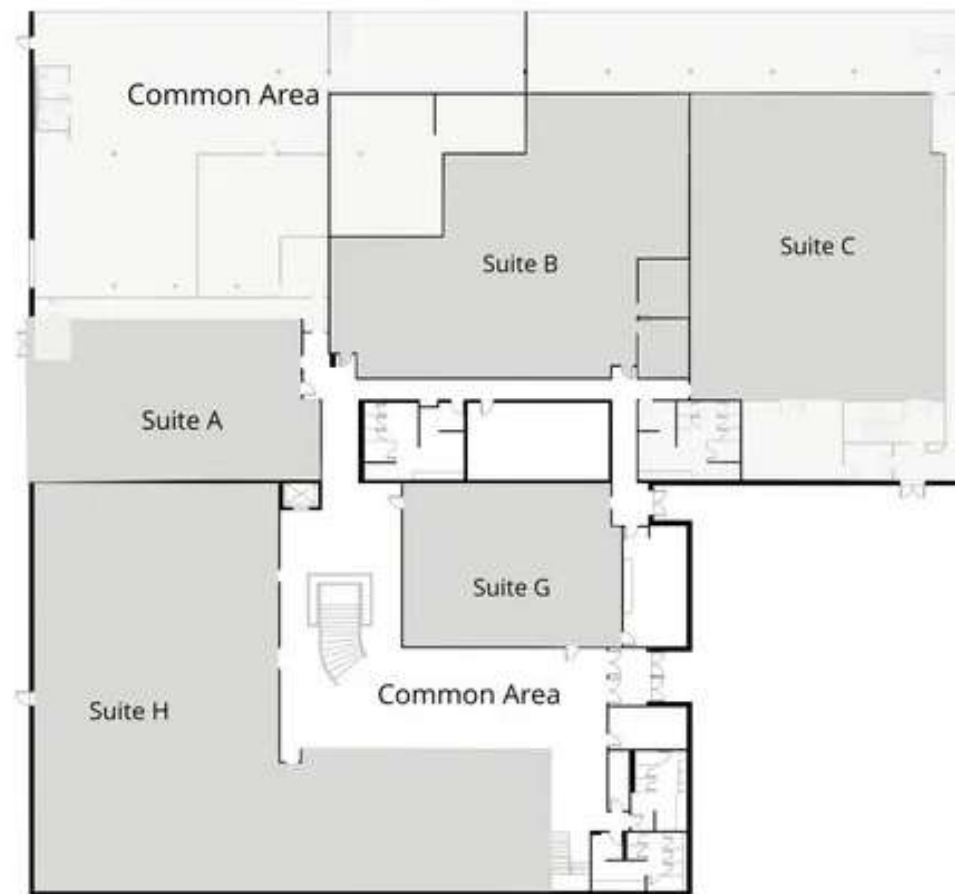




2nd Story Office Site Plan



SECOND FLOOR



FIRST FLOOR



SECTION 4 | FINANCIAL ANALYSIS

Financial Summary

INVESTMENT OVERVIEW

Price	\$11,995,000
Price per SF	\$52
GRM	9.97
CAP Rate	9.53%
Performa CAP Rate	8.35%

OPERATING DATA

Other Income	\$99,582
Total Scheduled Income	\$1,508,828
Vacancy Cost	\$56,370
Gross Income	\$1,452,458
Operating Expenses	\$308,914
Net Operating Income	\$1,143,544

Income & Expenses

INCOME SUMMARY

Vacancy Cost	(\$56,370)
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GROSS INCOME	\$1,452,458
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EXPENSES SUMMARY

Taxes (1.1% of list price)	\$131,945
Bank Fees (2025 Actual)	\$171
Management (2025 Actual)	\$31,543
Facility Expenses (2024 and 2025 Average)	\$34,964
Common Area Maintenance Expenses (2024 and 2025 Average)	\$68,529
Major Repairs and Replacements (2025 Actual)	\$29,774
Insurance (40% of total, credited to SAF)	\$11,988

OPERATING EXPENSES	\$308,914
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NET OPERATING INCOME	\$1,143,544
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Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1481 Beltline and 1481 Beltline C	Mission Linen	12,744 SF	5.58%	\$5.10	\$64,980	12/02/2015	12/31/2030
1481 Beltline B, 1485 Beltline, 1485 Beltline B, 4350, 4354 and 4356 Caterpillar	Southern Aluminum Finishing (SAF)	139,642 SF	61.09%	\$5.84	\$815,228	01/01/2023	01/01/2033
4300 Caterpillar B	Turtle Bay Exploration Park	5,465 SF	2.39%	\$6.60	\$36,072	10/01/2025	09/30/2028
4300 Caterpillar A	CHP	2,619 SF	1.15%	\$9.00	\$66,627	9/1/2026	8/31/2028
4300 Caterpillar C	Shasta Historical Society	4,582 SF	2%	\$7.20	\$32,988	10/01/2025	9/30/2028
4300 Caterpillar Rd J	Vacant	2,356 SF	1.03%	\$9.00	\$21,204	-	-
4300 Caterpillar Suite K	Vacant	5,787 SF	2.53%	\$9.00	\$52,083	-	-
4300 Caterpillar D, E, G and H	SHIELD Training Center	44,306 SF	19.38%	\$7.95	\$352,355	07/01/2019	08/31/2027
4320 Caterpillar	Alpha Copy	2,052 SF	0.90%	\$7.15	\$14,679	10/01/2016	09/30/2026
4352 Caterpillar	Lotus Edu	2,004 SF	0.88%	\$9.53	\$19,104	3/1/2026	2/28/2030
TOTALS					\$1,475,320		

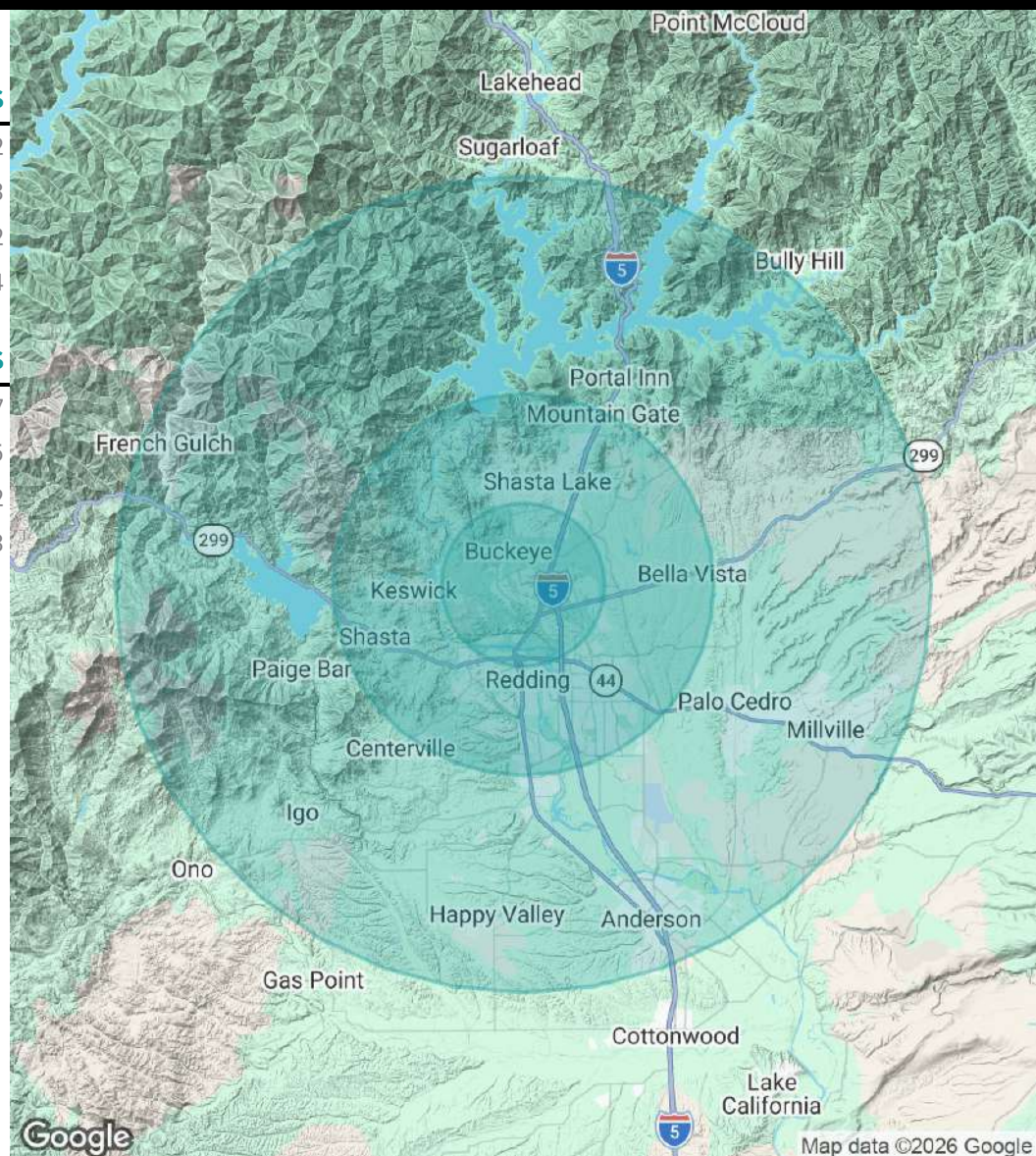


SECTION 5 | DEMOGRAPHICS

Demographics Map & Report

POPULATION	3 MILES	7 MILES	15 MILES
Total Population	32,492	104,739	151,972
Average Age	43	42	43
Average Age (Male)	41	41	42
Average Age (Female)	44	43	44
HOUSEHOLDS & INCOME	3 MILES	7 MILES	15 MILES
Total Households	13,861	42,277	60,527
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$84,006	\$89,711	\$91,852
Average House Value	\$397,378	\$431,065	\$437,603

2020 American Community Survey (ACS)





SECTION 6 | ADVISOR BIOS

Meet the Broker



JESS WHITLOW, CCIM

Broker/CEO

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CalDRE #01941996

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.

Whitlow Commercial Real Estate Inc.

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