



## **MULTI-BAY WAREHOUSE WITH OFFICE AND YARD SPACE**

**1593 BELTLINE RD, REDDING, CA 96003**

**Jess Whitlow, CCIM**  
Broker Associate/Consultant  
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# PROPERTY SUMMARY

1593 BELTLINE RD, REDDING, CA 96003



## PROPERTY DESCRIPTION

Lease this entire building in an industrial complex! 3000 SF Office and 5250 SF Warehouse. Office floor plan includes waiting and reception area, 8 private offices, open workspace, restrooms, large break room and 2 restrooms. Warehouse includes 4 large roll up doors, 3-man doors and clear height of 12'3" and ceiling deck height of approximately 15'. Fenced yard space shared with other building on site. No auto/mechanic use allowed.

## PROPERTY HIGHLIGHTS

- Fence enclosing warehouse facilities and yard at night
- Available June or July 2026

## OFFERING SUMMARY

Lease Rate:	\$0.85 SF/month (MG)
Number of Units:	1
Available SF:	8,250 SF
Lot Size:	2.33 Acres
Building Size:	22,650 SF
Zoning:	GI - General Industrial
Parcel Number:	114-300-025

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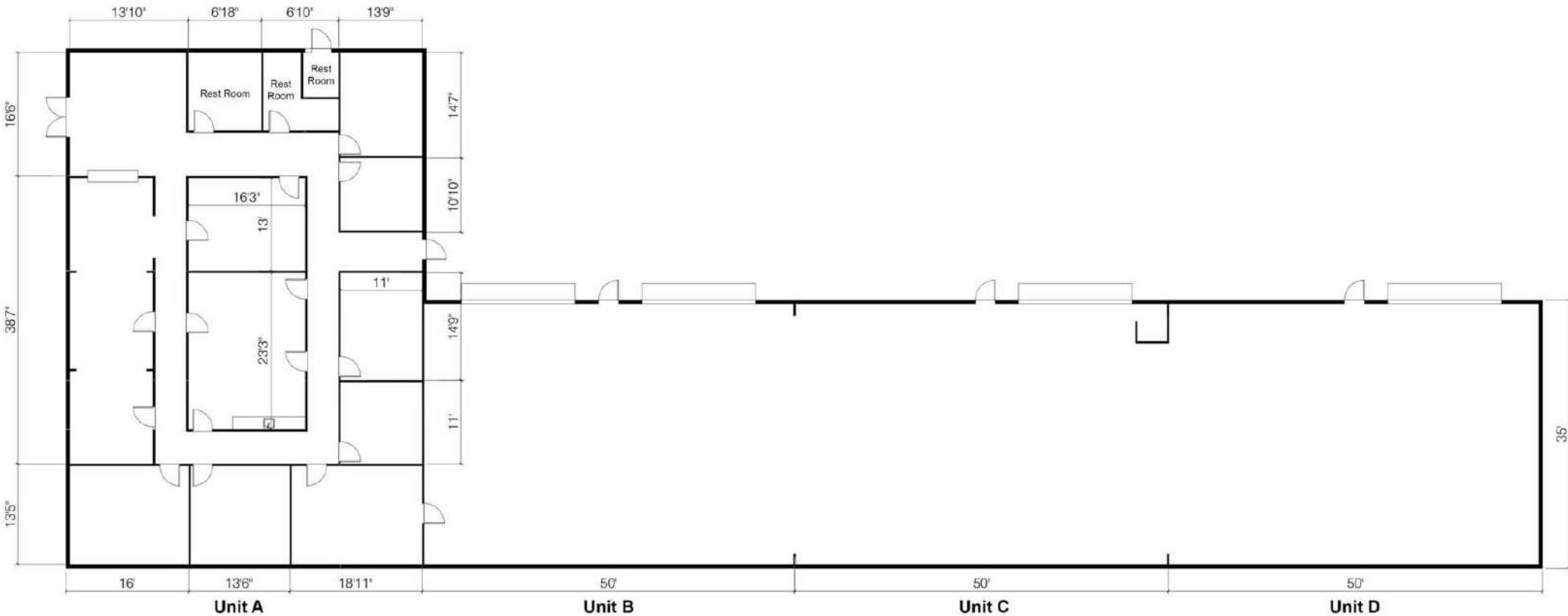
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INDUSTRIAL PROPERTY FOR LEASE

# SUITE A-D FLOOR PLAN

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INDUSTRIAL PROPERTY FOR LEASE

# PROPERTY PHOTOS

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# ADDITIONAL PHOTOS

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# NEARBY BUSINESSES

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# DEMOGRAPHICS MAP & REPORT

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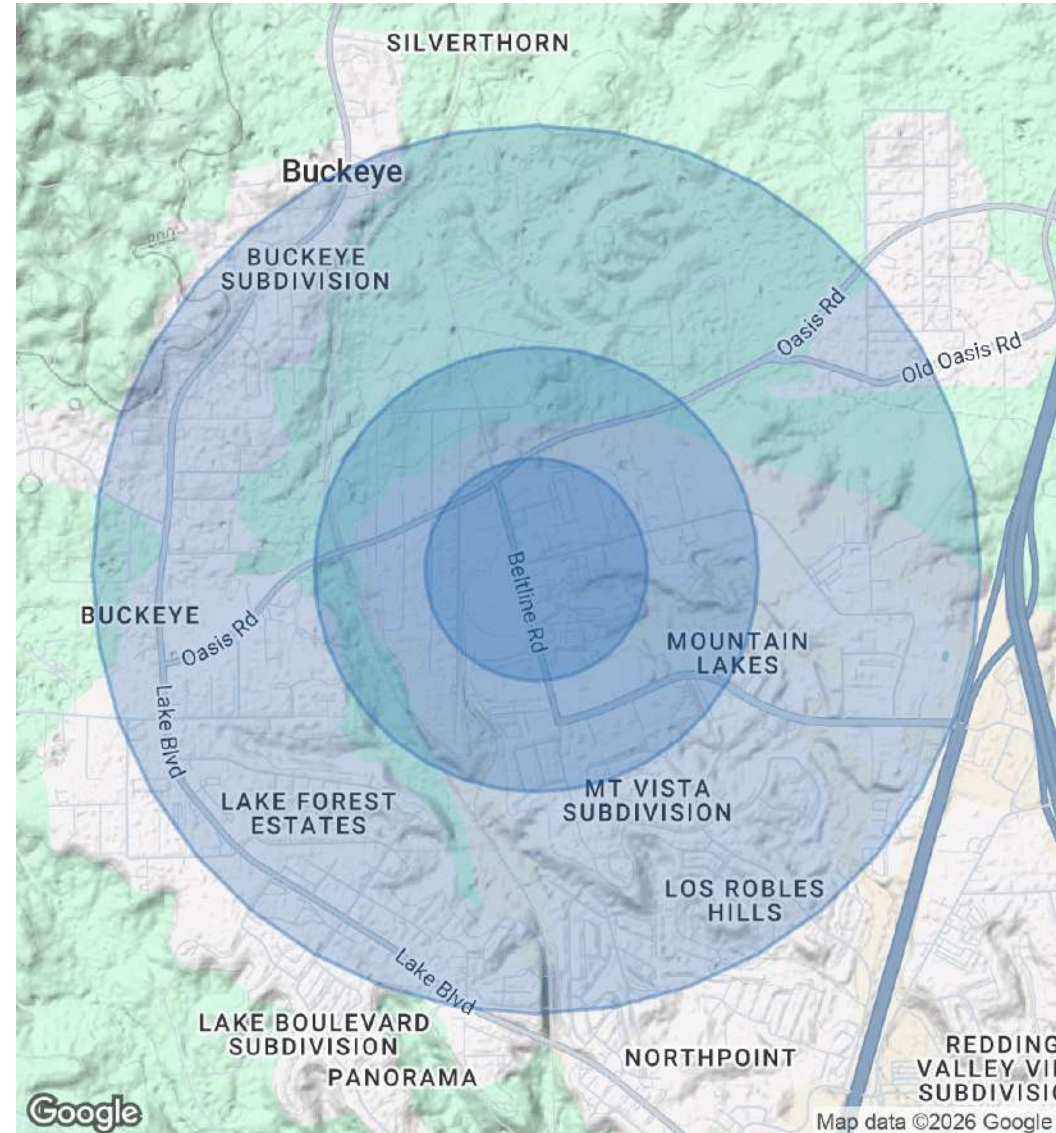
**POPULATION**

	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

2023 American Community Survey (ACS)



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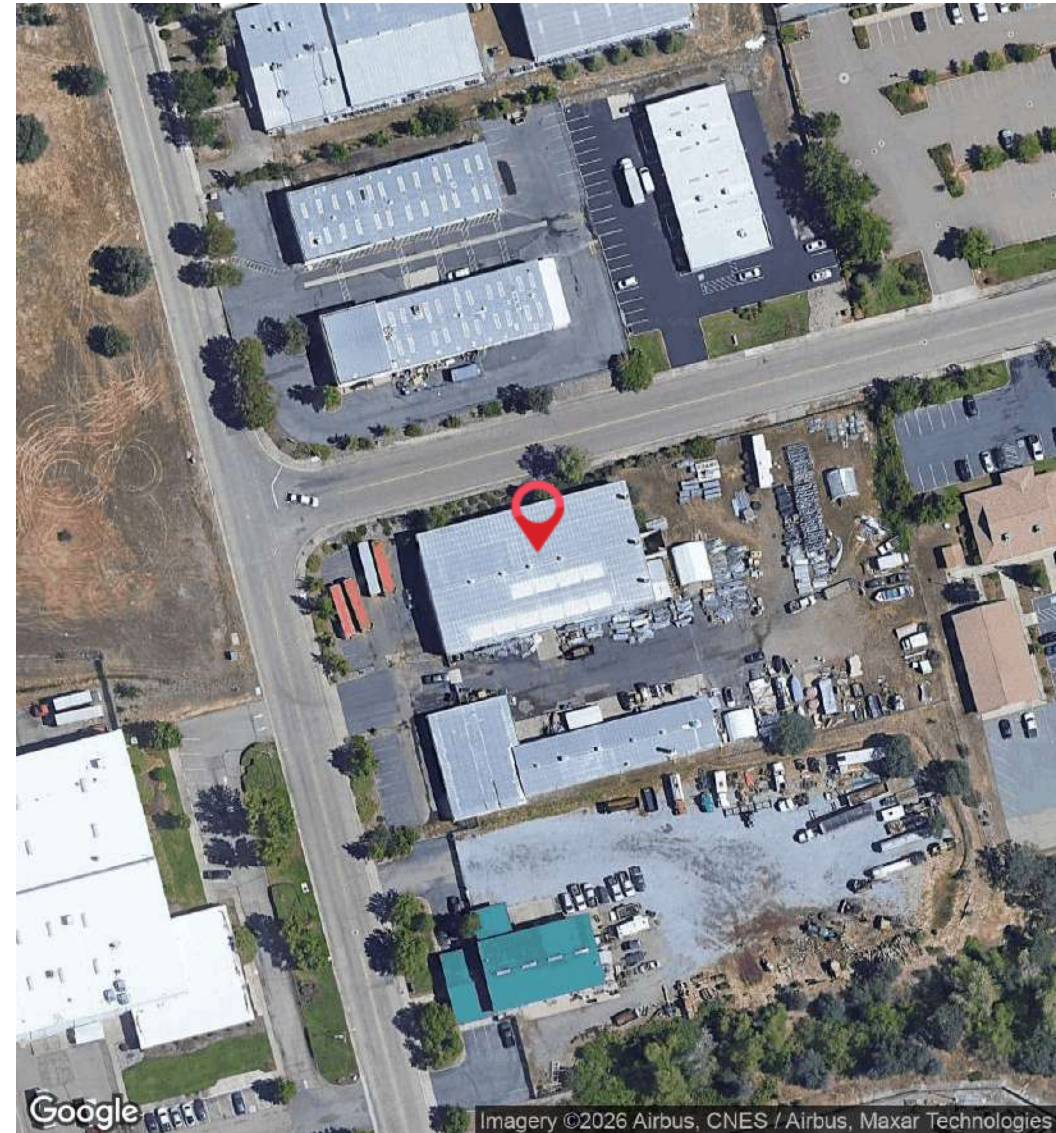
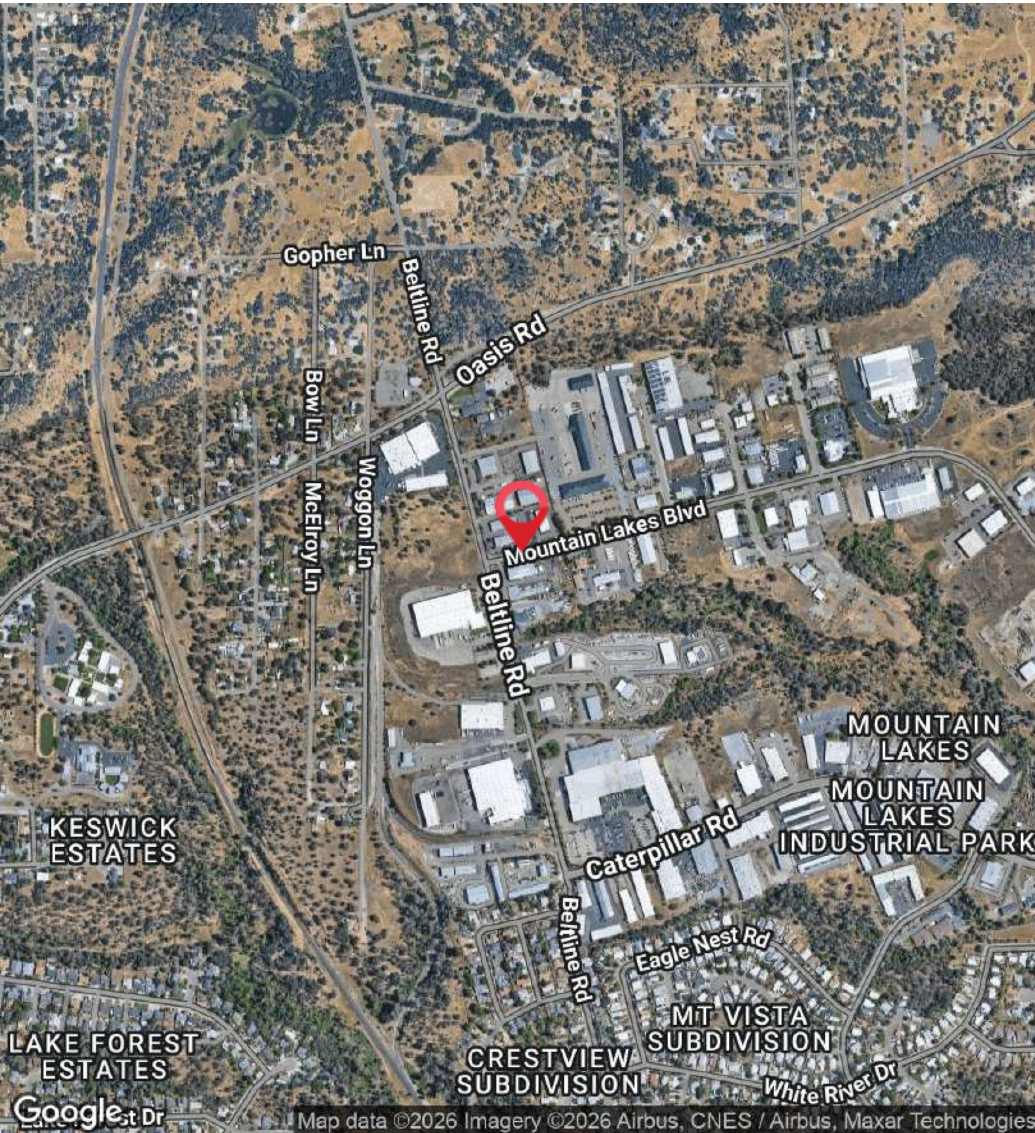
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# LOCATION MAP

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# MEET THE BROKER

1593 BELTLINE RD, REDDING, CA 96003



## JESS WHITLOW, CCIM

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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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