

**24400
OLD 44**

MILLVILLE | CA

For Sale

±5,400 SF / ±2.58 Acres

Executive office and industrial flex property with highway frontage in Millville, CA

- ±2,200 square feet of executive office with quality interior finishes throughout.
- ±3,200 square feet of warehouse with mezzanine office and two roll-up doors.
- Fully paved parking, truck circulation, and outdoor operational areas for commercial vehicle access.

TYLER JARDINE, CCIM

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DRE #01411003



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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

24400 Old 44 Drive is a well-maintained industrial flex property with professionally finished office space and clear-span warehouse space, creating an efficient environment for contractors, distributors, manufacturers, service businesses, agricultural support operations, and owner-users. The office features a welcoming reception area with vaulted ceilings, abundant natural light, luxury vinyl plank flooring, multiple private offices, open work areas, a full kitchen, and a full bathroom with shower. The warehouse is equipped with exposed steel trusses, skylights, 220-volt electrical service, two 12-foot electric roll-up doors, concrete floors, generous interior clearance, and a finished mezzanine office overlooking the warehouse floor. The property offers approximately eighteen paved parking spaces, extensive paved truck circulation, and outdoor operational areas for commercial vehicle access. The property also includes a private well, septic system, propane service, and flexibility for outdoor storage or future expansion, subject to applicable approvals.

PROPERTY HIGHLIGHTS

- ±2.58 acre commercial parcel
- Zoned C-2 Community Commercial District
- ±5,400 square foot industrial flex building
 - ±2,200 square feet of executive office
 - ±3,200 square feet of warehouse with bonus mezzanine office
- APN: 060-590-012
- **Sale Price: \$849,000**



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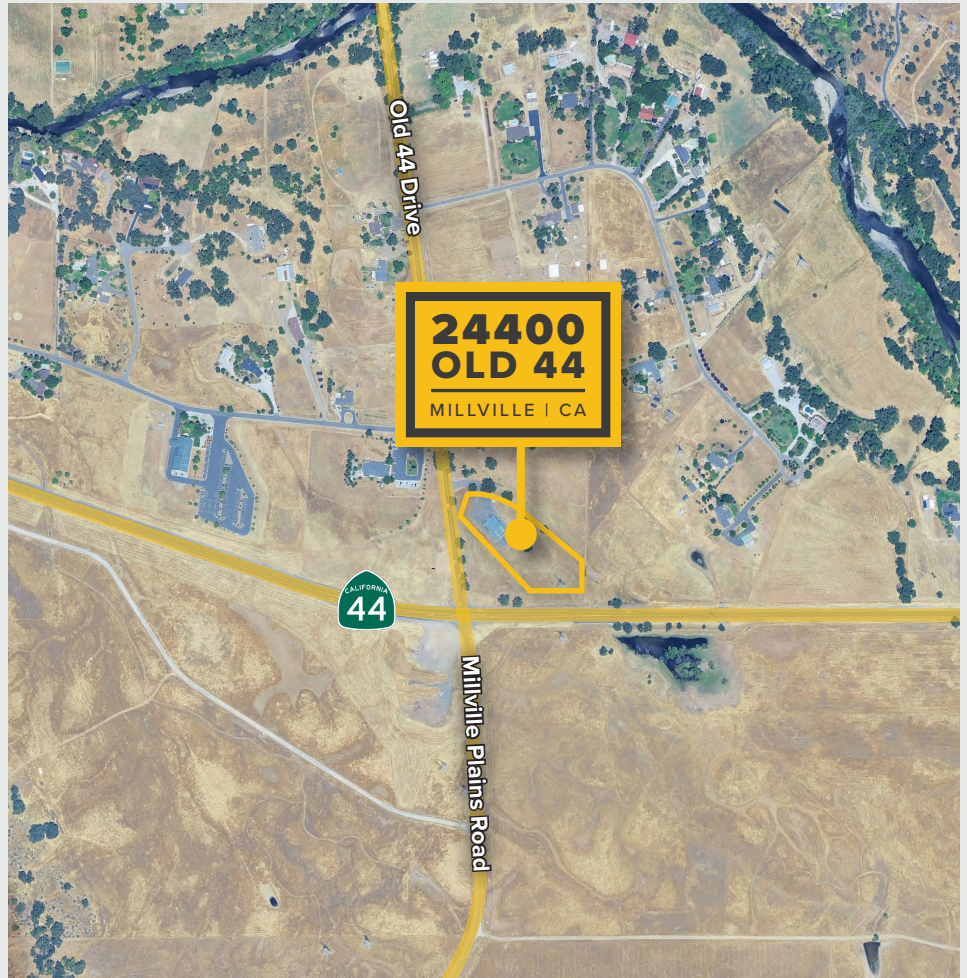


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LOCATION

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Positioned at the northeast corner of State Highway 44 and Old 44 Drive, the property offers convenient access to Redding, Palo Cedro, Millville, Burney, Susanville, Reno, and surrounding Northern California markets. The highly visible corner location benefits from $\pm 10,550$ vehicles per day, according to Caltrans traffic counts, providing excellent visibility and signage opportunities. Fully paved circulation supports deliveries, trailers, and commercial vehicles, while maintaining dedicated customer parking. Surrounded by mature oak trees, open rural landscapes, and mountain views, the property provides a professional business setting with convenient regional connectivity for a wide variety of commercial operations.



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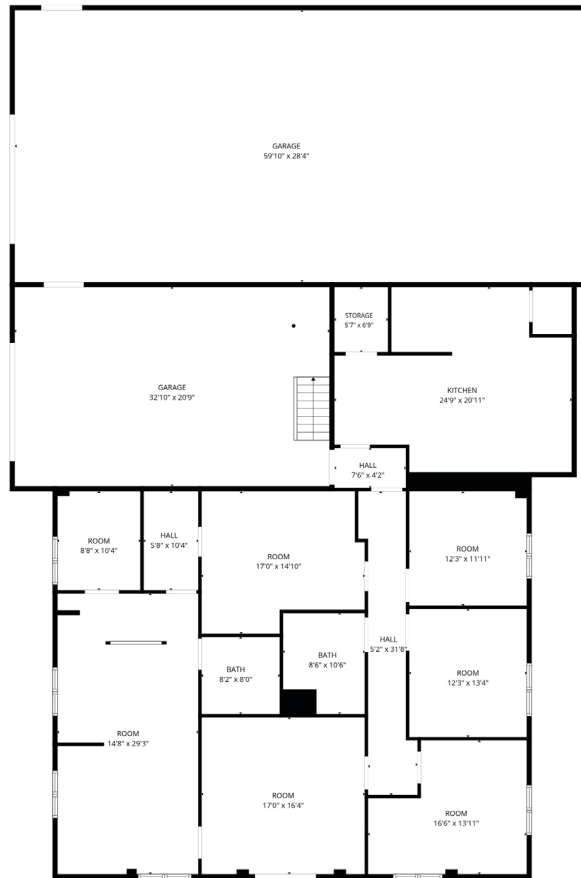


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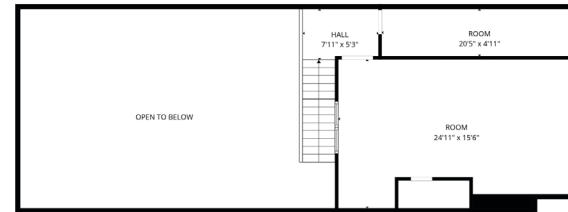
FLOOR PLANS

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FIRST FLOOR



SECOND FLOOR

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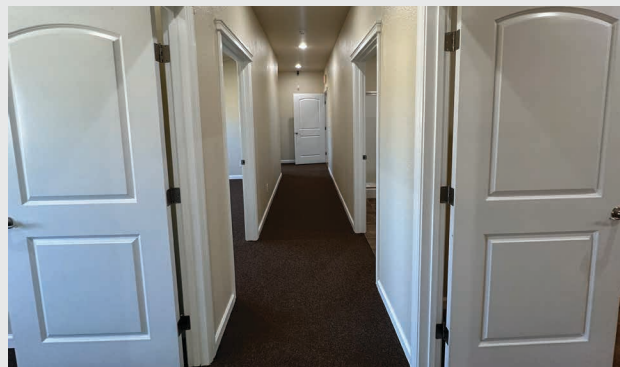
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INTERIOR PHOTOS

Office

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INTERIOR PHOTOS

Warehouse/Industrial

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EXTERIOR PHOTOS

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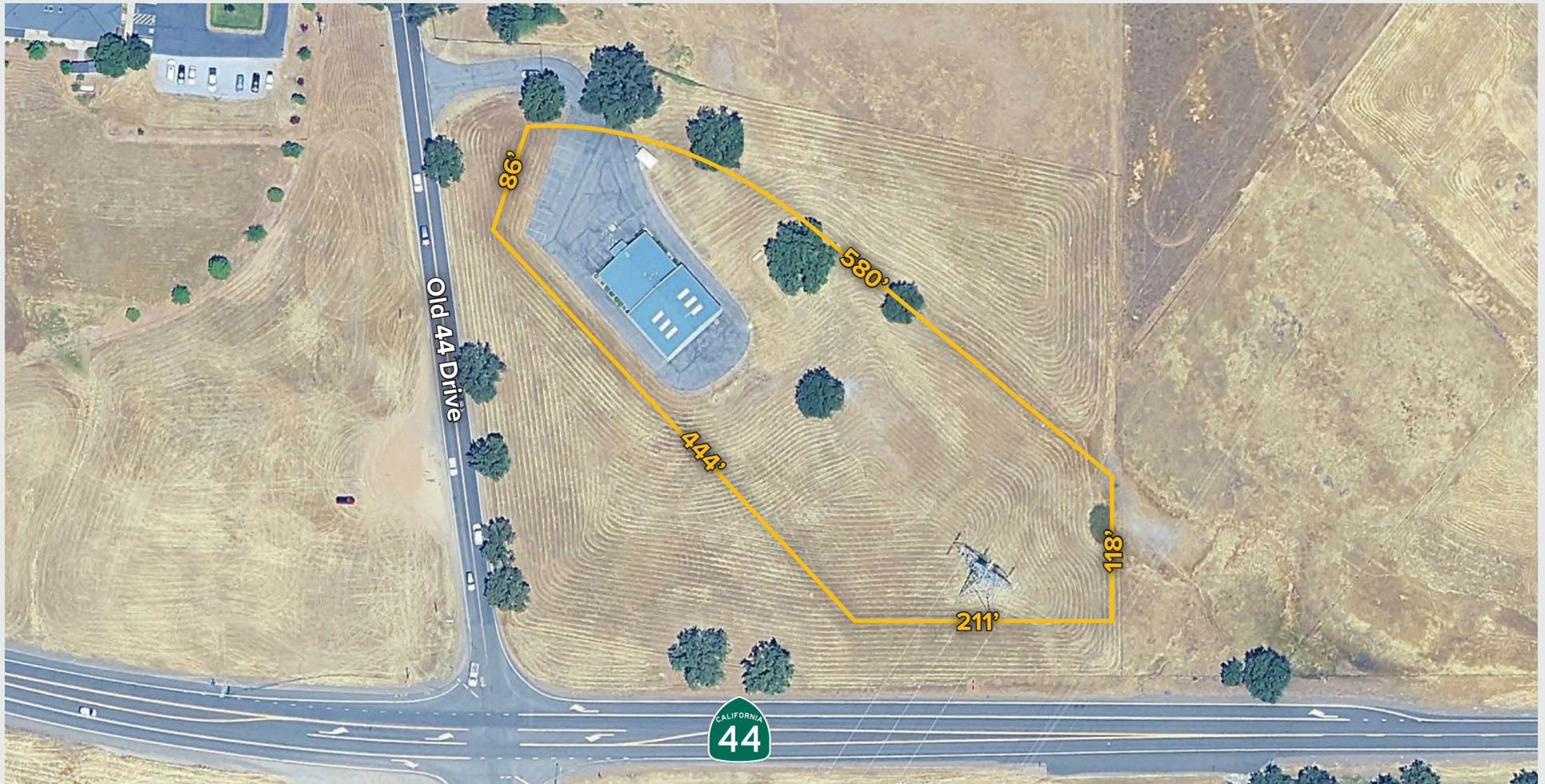


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PARCEL MAP

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REGIONAL DEMOGRAPHICS

24400
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DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

2026 Estimated Population	246	1,487	5,095
2020 Census Population	270	1,531	5,109
2010 Census Population	254	1,438	4,784
2026 Median Age	50.6	50.0	47.7

HOUSEHOLDS

2026 Estimated Households	99	592	1,936
2020 Census Households	106	599	1,941
2010 Census Households	97	551	1,805

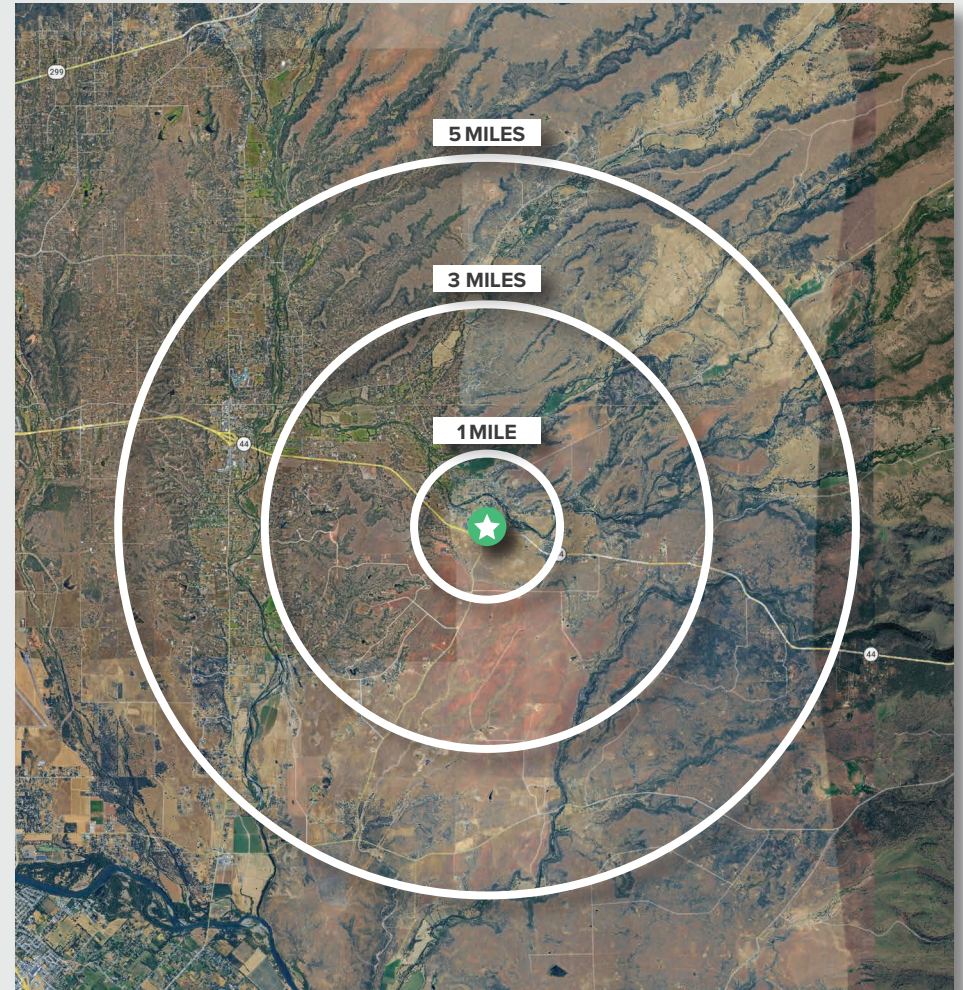
INCOME

2026 Estimated Average Household Income	\$126,183	\$131,211	\$149,861
2026 Estimated Median Household Income	\$95,659	\$101,545	\$119,957

BUSINESS

2026 Estimated Total Businesses	3	52	188
2026 Estimated Total Employees	13	238	1,073

Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

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