

4015

SOUTH
OLD STAGE ROAD
MT. SHASTA | CA

For Lease ±15,500 Square Feet

Warehouse and distribution
facility near Interstate 5 in
Mount Shasta, CA.

- Two grade-level doors and four dock-high doors with levelers.
- Convenient access to Interstate 5 for efficient regional and long-distance transportation.
- Well-maintained facility designed for warehousing, distribution, or manufacturing operations.



RYAN HAEDRICH, CCIM

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EXECUTIVE SUMMARY

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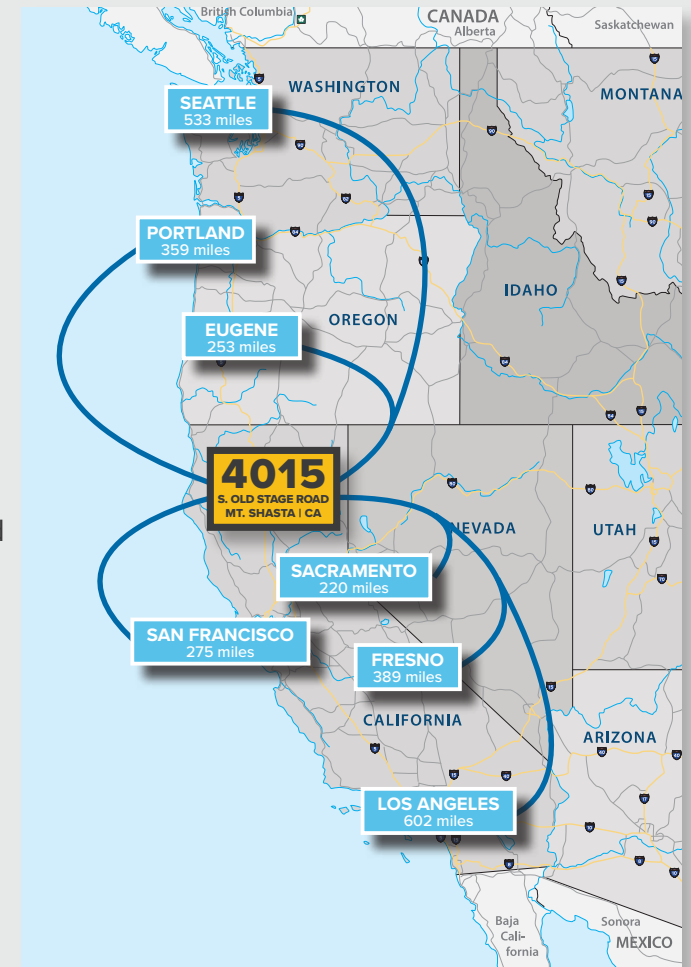
OFFERING

Rent Price:	\$6,975.00 per month/modified gross
Rent Price PSF:	\$0.45 PSF/modified gross
Building Size:	±15,500 square feet
Parcel Size:	±564,102 square feet
Zoning:	PD (M-M)
Truck Docks:	Four (with levelers)
Grade Level Doors:	Two 10'x14'
Clear Height:	14 feet

PROPERTY OVERVIEW

This well-equipped warehouse and distribution facility offers a functional layout designed to support logistics, manufacturing, or storage needs. The property includes a sizable industrial warehouse, dedicated office areas, and a large paved asphalt lot for parking and outdoor storage. With two (2) grade-level doors and four (4) dock-high doors with levelers, the building accommodates efficient loading and unloading operations.

Located near Interstate 5, this site provides direct access to key transportation routes, ensuring smooth distribution between Southern California and Northern Washington. The modern, well-maintained facility is situated in a private, secured location, offering a practical setting for businesses requiring both accessibility and security. With ample space and a design focused on operational efficiency, this property is ready to meet the needs of a growing industrial enterprise.



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PROPERTY PHOTOS

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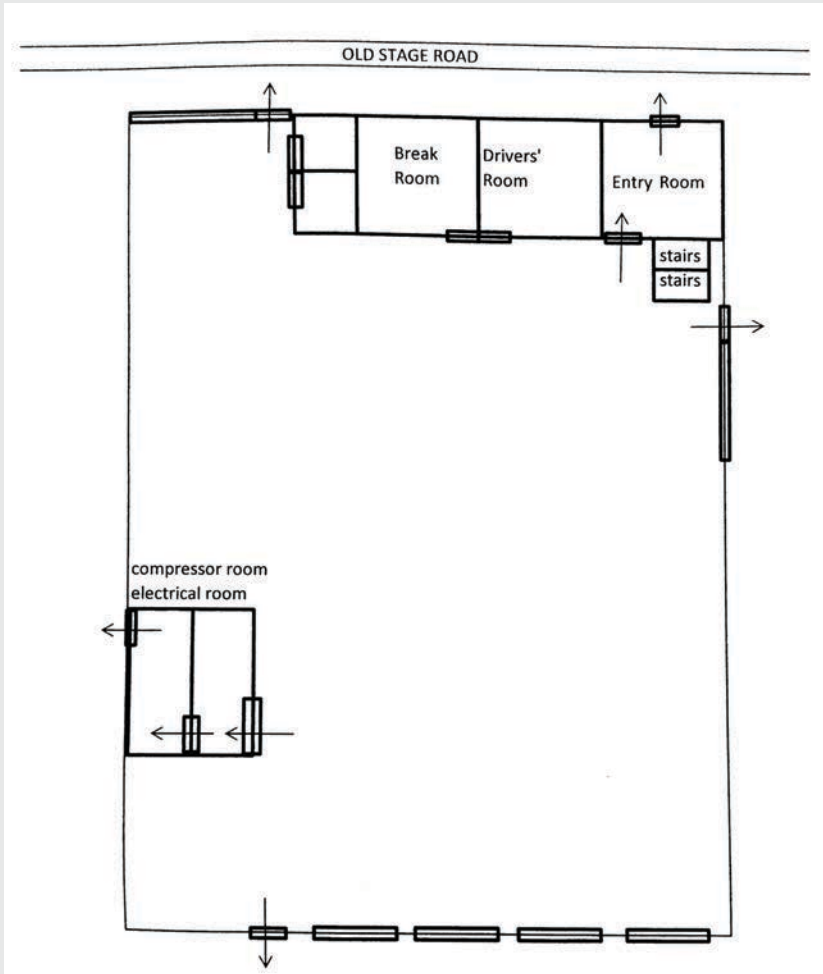
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FLOOR PLAN

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AERIAL

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SOUTH OLD STAGE ROAD



Legacy Scenic

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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.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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