



NOW LEASING AT MOUNTAIN LAKES CENTER

4300-4352 CATERPILLAR ROAD, REDDING, CA 96003

Jess Whitlow, CCIM
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PROPERTY SUMMARY

4300-4352 CATERPILLAR ROAD, REDDING, CA 96003



PROPERTY DESCRIPTION

Discover the perfect open office space for your business at Mountain Lakes Center. With sizes ranging from 2,004 to 18,190 square feet, these spacious open offices cater to diverse needs including collaborative open work space, cubicle style work environments, call centers or meetings and trainings. Situated in a convenient to access location near I-5 and Hwy 273, this center boasts ample parking for convenience. Fire sprinkler system and large multi-stall restrooms provide support for large number of meeting attendees or employees.

PROPERTY HIGHLIGHTS

- Convenient location with proximity to I-5
- Ample parking with 325 spaces total
- Co-tenants in the center include Southern Aluminum Finishing Co (SAF), the Shield Public Safety Training Center, Mission Linen Supply, and Shasta Beam

OFFERING SUMMARY

Lease Rate:	\$0.45 - 0.60 SF/month
Lease Type:	Modified Gross
Available SF:	2,004 - 10,047 SF
Zoning:	GI - General Industrial
Building Size:	32,000 SF

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CalDRE #01941996

LEASE SPACES

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LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	2,004 - 10,047 SF	Lease Rate:	\$0.45 - \$0.70 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
4300 Caterpillar Rd, Suite A	2,619 SF	\$0.65 SF/month	First floor office suite comprised of an open space with 1 private office and storage.
4300 Caterpillar Rd, Suite B	5,465 SF	\$0.55 SF/month	Ground floor open workspace with 2 private offices. Ideal for call center, meetings/trainings or other collaborative office use. Common multi-stall restrooms, break room and foyer
4300 Caterpillar Rd, Suite C	4,582 SF	\$0.60 SF/month	Ground floor open workspace. Ideal for call center, meetings/trainings or other collaborative office use. Common multi-stall restrooms, break room and foyer.
4300 Caterpillar Rd, Suite F	8,143 SF	\$0.45 SF/month	Upstairs office or meeting space ideal for non-profit, call center or other office use. Large open workspaces, large conference rooms and private office mix. Common multi-stall restroom facilities, break room and entry foyer. Located on the second floor with elevator access.
4300 Caterpillar Rd, Suites B and C	10,047 SF	\$0.57 SF/month	Combine ground floor suites B and C for 10,047 SF of open work space perfect for call center, meeting and training space or collaborative office use. Common multi-stall restrooms, break room and foyer.
4352 Caterpillar Rd	2,004 SF	\$0.70 SF/month	Spacious ground-floor office perfect for your business needs! Features include a welcoming reception area, ample meeting space, private offices for focused work, and convenient amenities like a private restroom and storage. Perfect for businesses seeking a functional and comfortable work environment.

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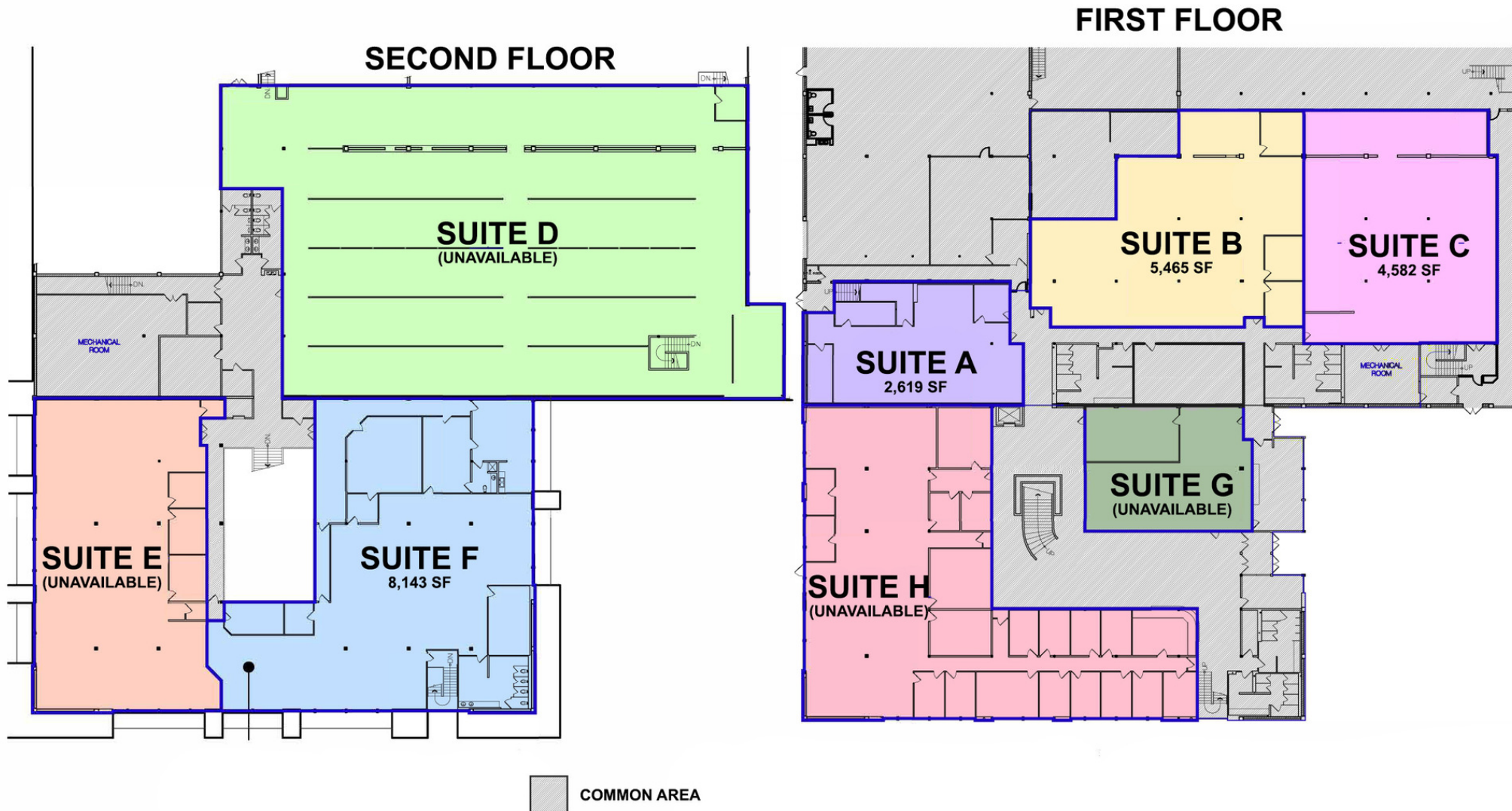
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4300 CATERPILLAR RD FLOOR PLAN

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INDUSTRIAL PROPERTY FOR LEASE

COMMON AREA PHOTOS

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INDUSTRIAL PROPERTY FOR LEASE

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INDUSTRIAL PROPERTY FOR LEASE

4300 CATERPILLAR, SUITE B

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INDUSTRIAL PROPERTY FOR LEASE

4300 CATERPILLAR, SUITE C

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INDUSTRIAL PROPERTY FOR LEASE

4300 CATERPILLAR, SUITE F

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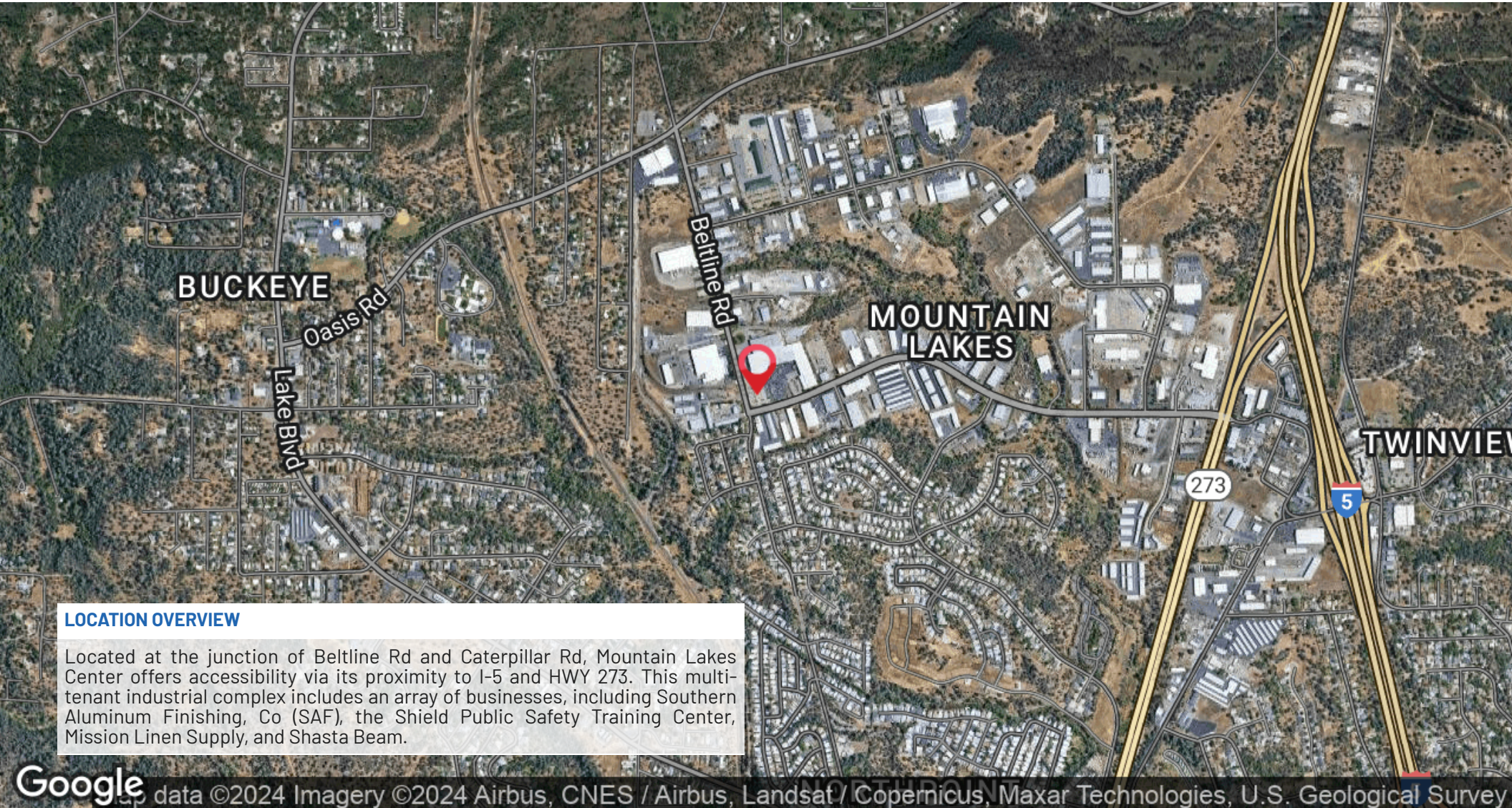
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INDUSTRIAL PROPERTY FOR LEASE

LOCATION OVERVIEW

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LOCATION OVERVIEW

Located at the junction of Beltline Rd and Caterpillar Rd, Mountain Lakes Center offers accessibility via its proximity to I-5 and HWY 273. This multi-tenant industrial complex includes an array of businesses, including Southern Aluminum Finishing, Co (SAF), the Shield Public Safety Training Center, Mission Linen Supply, and Shasta Beam.

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DEMOGRAPHICS MAP & REPORT

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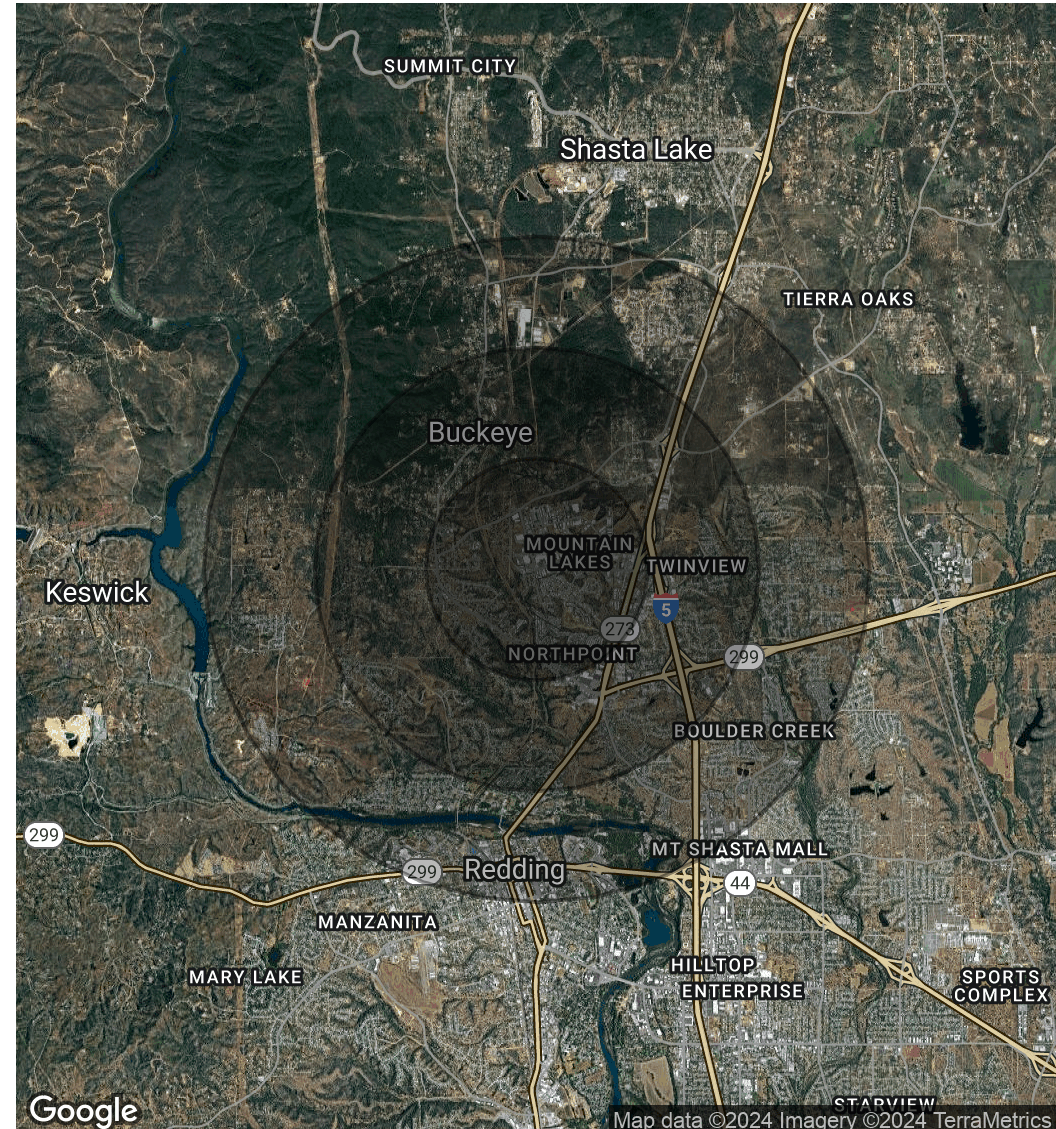
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,496	12,887	28,652
Average Age	49.6	44.4	41.6
Average Age (Male)	50.6	44.5	40.8
Average Age (Female)	47.1	43.9	42.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,849	6,524	13,771
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$52,321	\$60,264	\$64,280
Average House Value	\$133,450	\$202,626	\$243,199

* Demographic data derived from 2020 ACS - US Census



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MEET THE BROKER

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PROFESSIONAL BACKGROUND

Jess is an experienced commercial real estate broker with a background in property management. She has worked in real estate since 2008 in the Los Angeles, Phoenix and Redding markets. She grew up in Redding and knows the Northern California regional market inside and out. Jess is consistently the most active commercial real estate broker in Redding based on the number of transactions handled each year. Her clients appreciate her exceptional client service, professionalism, dedication and responsiveness. She is passionate about commercial real estate because of the ability it provides to work with local investors, businesses and non-profits to help them meet their goals and being able to help them find creative solutions to their obstacles.

She has worked with many local non-profit organizations in a volunteer capacity such as Redding Rotary, Leadership Redding, Shasta Community Foundation and Turtle Bay Museum. Jess enjoys exploring the many outdoor adventures that Northern California and surrounding areas offer including hiking, paddle boarding, kayaking, ziplining and snowboarding.

EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

She has completed the CCIM curriculum to become a Certified Commercial Investment Member

She is a licensed California Real Estate Broker

MEMBERSHIPS

CCIM - Certified Commercial Investment Member

ICSC - International Council of Shopping Centers

California Association of Realtors Member

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