



# MOUNTAIN LAKES CENTER

4300 CATERPILLAR ROAD, REDDING, CA 96003

Jess Whitlow, CCIM  
Broker Associate/Consultant  
530.605.5169  
jess@coxrec.com  
coxrec.com



# TABLE OF CONTENTS

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Cox Real Estate Consultants - Jess Whitlow its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Cox Real Estate Consultants - Jess Whitlow its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Cox Real Estate Consultants - Jess Whitlow will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Cox Real Estate Consultants - Jess Whitlow makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Cox Real Estate Consultants - Jess Whitlow does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Cox Real Estate Consultants - Jess Whitlow in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	11
SITE PLANS	15
FINANCIAL ANALYSIS	18
DEMOGRAPHICS	22
ADVISOR BIOS	24



# PROPERTY INFORMATION

## SECTION 1



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Mountain Lakes Center is a premier 228,568 SF industrial complex located within the expansive Mountain Lakes Industrial Park in Redding, CA, with over 1.2 million SF of industrial space just west of I-5.

Redding, CA is a preferred location for businesses as a regional hub for a drive radius of hours in each direction and its low utility rates due to Redding Electric Utility (REU) provision of Water, Sewer, Trash and Electric utilities. Redding's ample outdoor recreation opportunities, including 200+ miles of paved walking trails, lakes, and National Parks, and relatively low cost of living compared to other areas of California, assist with recruitment and retention of workforce.

This property is strategically positioned at the intersection of Caterpillar Road and Beltline Road. The property offers excellent connectivity and convenient access to I-5 in multiple directions. Center is currently 95% occupied by a diverse mix of tenants with three remaining vacancies as an opportunity for further value add.

## OFFERING SUMMARY

Sale Price:	\$13,950,000
Lot Size:	12.98 Acres
Building Size:	228,568 SF
Parcel Numbers:	114-440-001 & 114-300-020
Zoning:	General Industrial
NOI:	\$1,055,822.64
Pro Forma Cap Rate:	7.57%
Price/SF	\$61.03/SF

# PROPERTY HIGHLIGHTS

## PROPERTY HIGHLIGHTS

- 95% Occupancy - Stabilized Investment
- Upside with lease of vacant units
- 8.08% Proforma Cap Rate
- 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



## 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



## LOCATION DESCRIPTION

Located in the primary industrial park in Redding, CA, less than 1 mile from I-5. This multi-tenant industrial complex is located at the northeast corner of Caterpillar Rd and Beltline Rd.

## 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  $\pm 183,563$  SF, the second floor is approximately  $\pm 33,854$  SF, and the basement is approximately  $\pm 11,151$  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.

## CONSTRUCTION DESCRIPTION

The building features a solid construction of concrete, steel, and metal, originally built in 1971 and extensively renovated in 2012. It is equipped with a metal-insulated roof, ensuring durability and energy efficiency.

## 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. These organizations include: Cal Fire, Redding Fire Department, Redding Police Department, Shasta County Sheriff's Office, Shasta County District Attorney's Office, Anderson Police Department, Red Bluff Police Department, CHP, Shascom, AMR, Dignity Health and Department of Fish and Wildlife. 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. <https://lotuseducationalservices.com/>

## **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 and work with Brother, Canon, HP, Konica-Minolta, Kyocera, Okidata, Panasonic, Samsung, Sharp and Toshiba products. <https://www.alphacopy.com/>

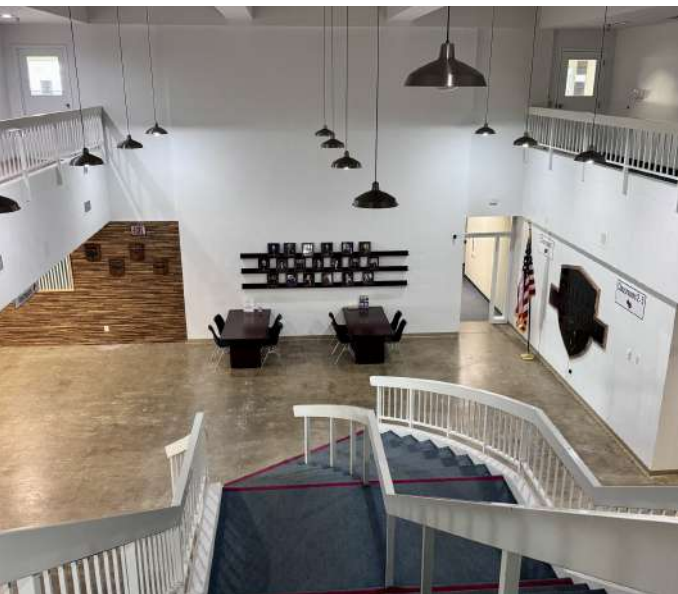


# PROPERTY PHOTOS





# ADDITIONAL PHOTOS





# SAF PHOTOS





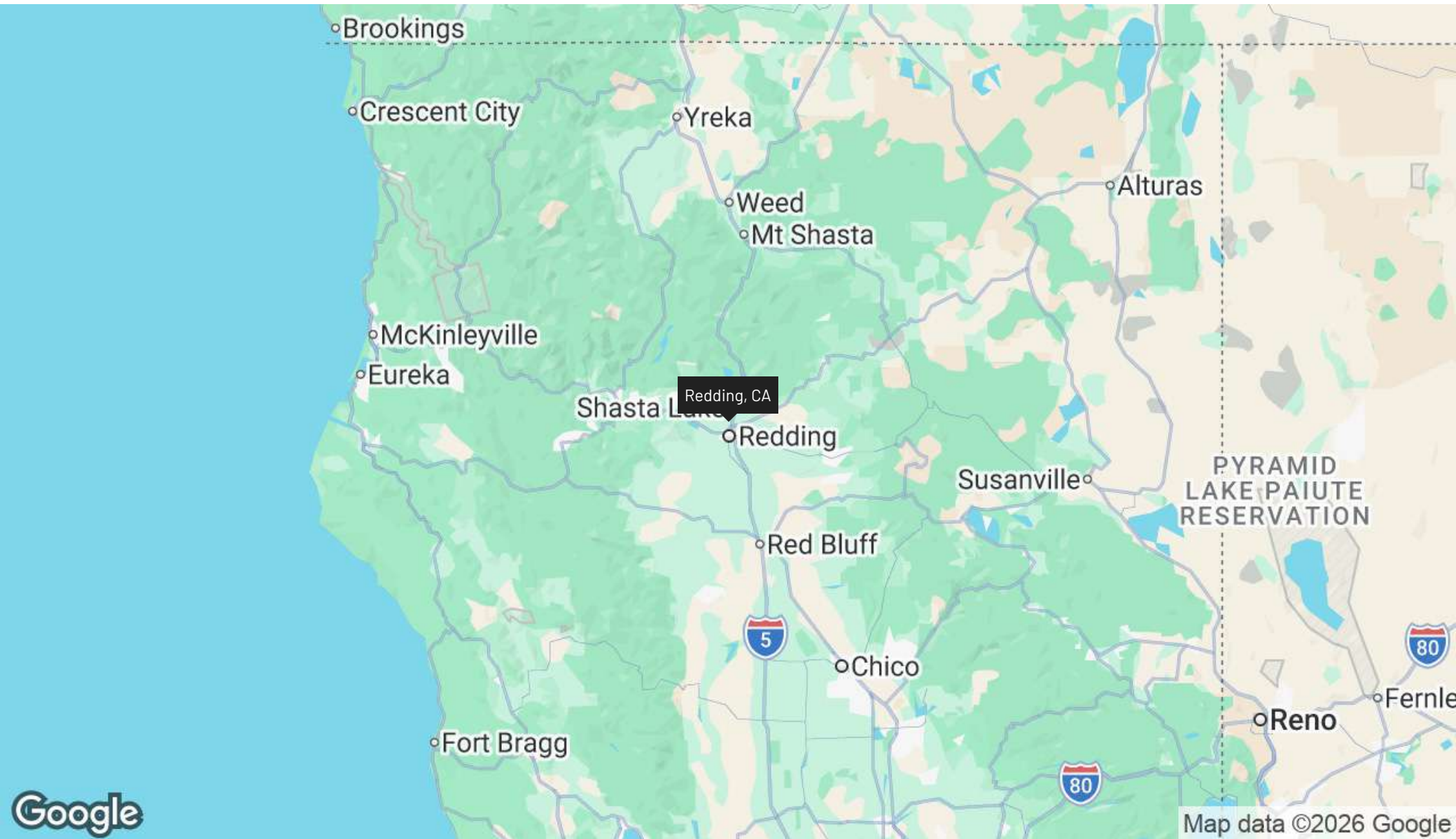


# LOCATION INFORMATION

## SECTION 2

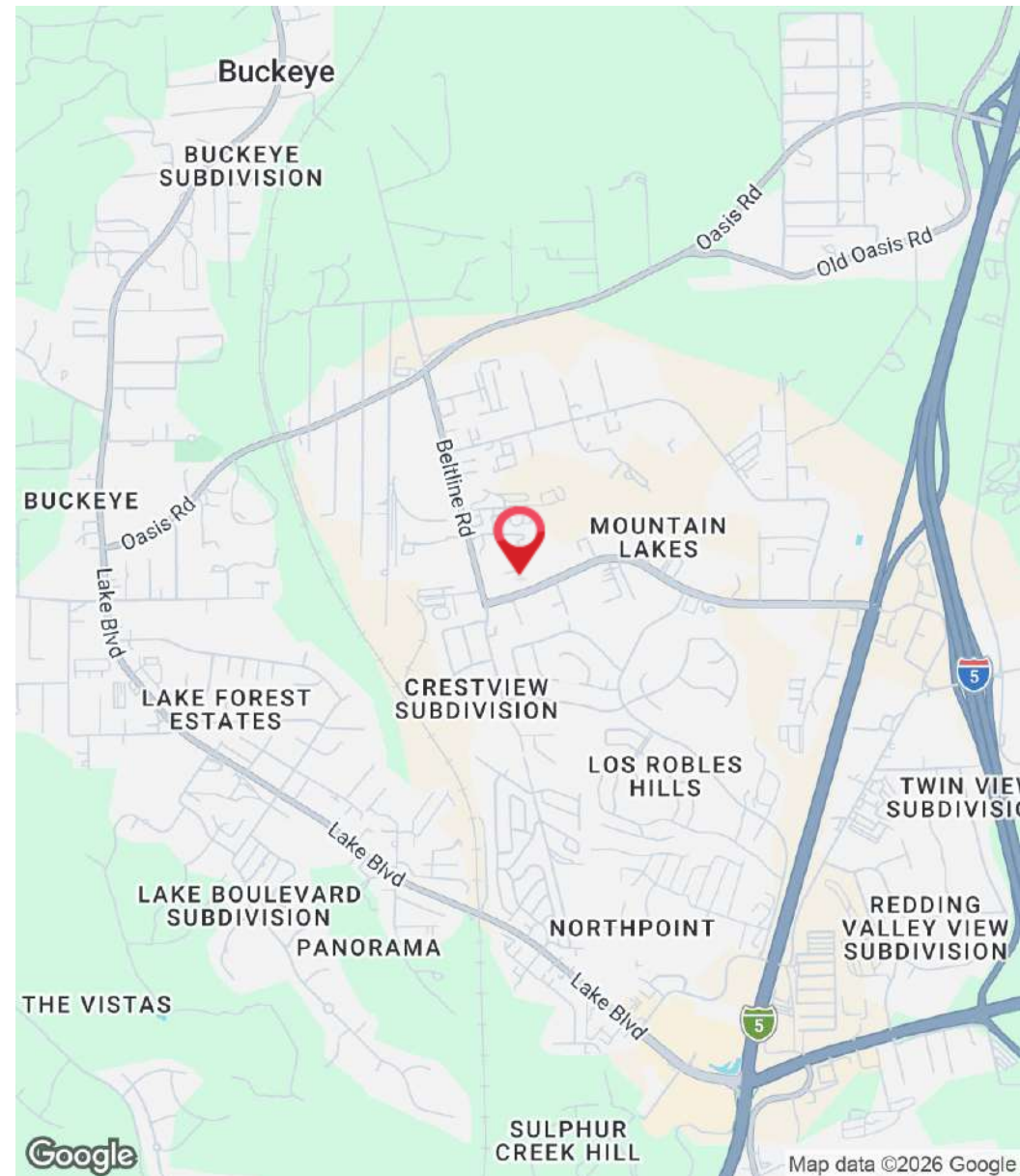


# REGIONAL MAP





# LOCATION MAP





# NEARBY BUSINESSES





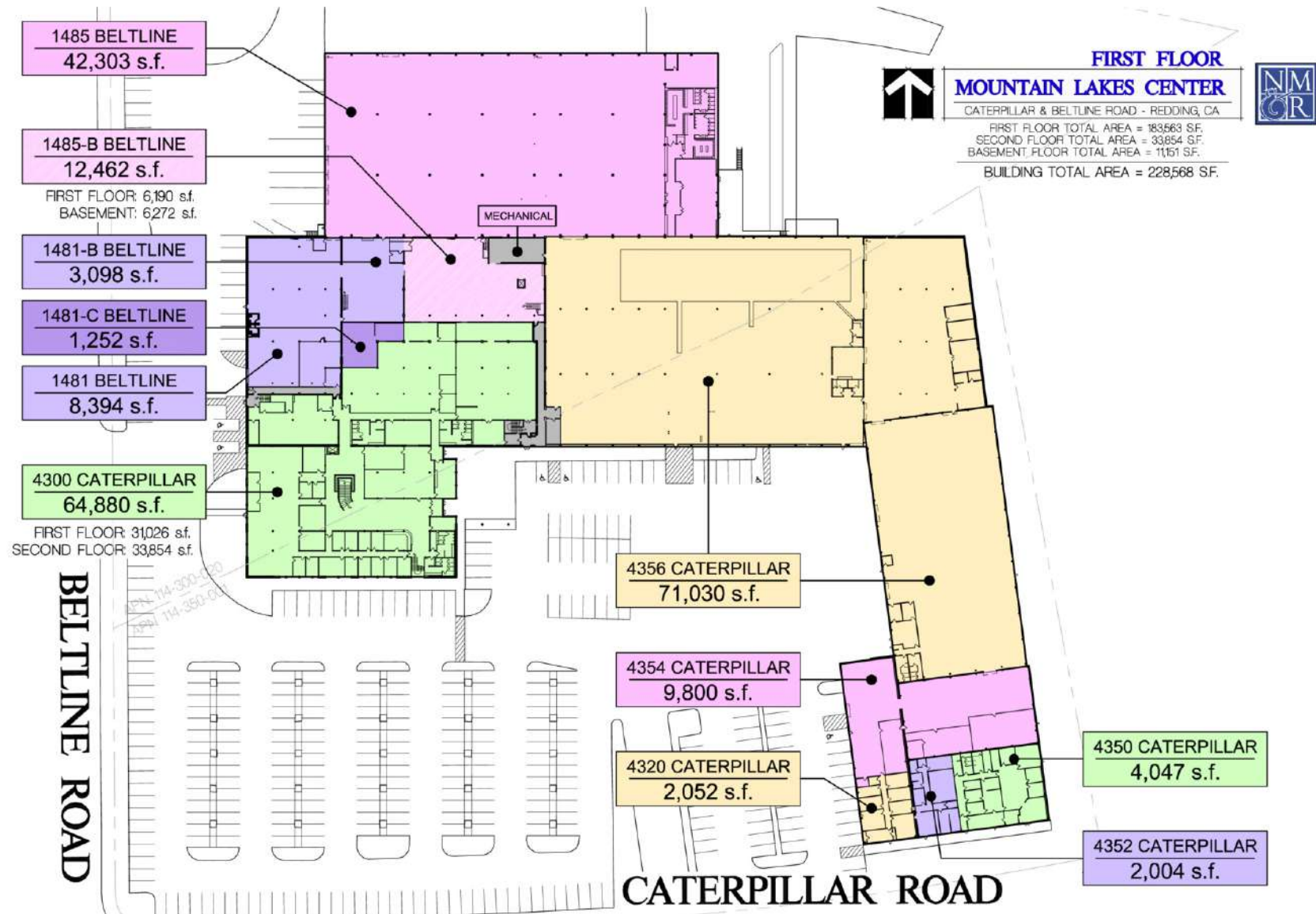


# **SITE PLANS**

## **SECTION 3**

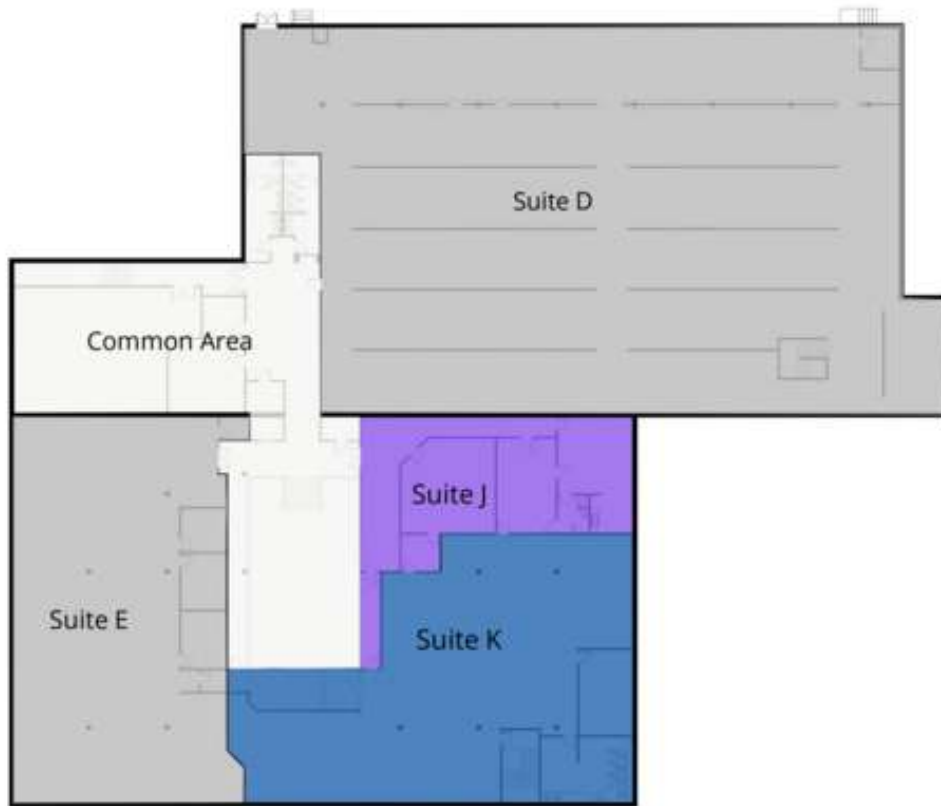


# 1ST FLOOR SITE PLAN

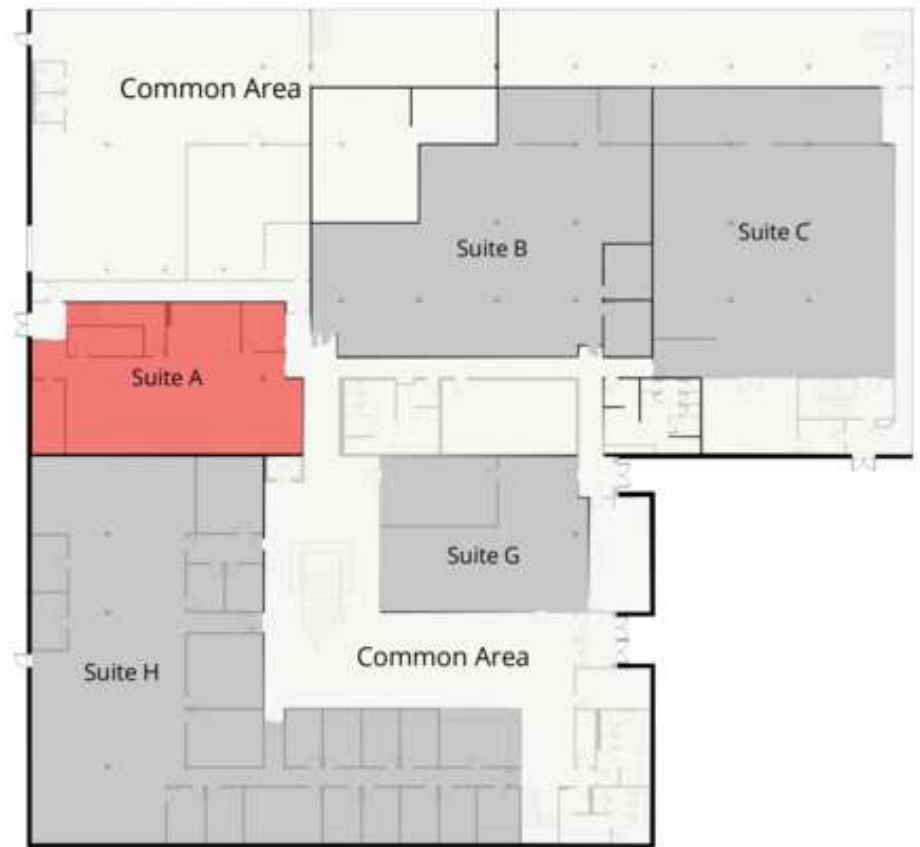




## 2ND STORY OFFICE SITE PLAN



SECOND FLOOR



FIRST FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.





# FINANCIAL ANALYSIS

## SECTION 4



# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

Price	\$13,950,000
Price per SF	\$61
GRM	9.79
Proforma CAP Rate	7.57%

## OPERATING DATA

Total Scheduled Income	\$1,424,564
Vacancy Cost	\$71,228
Gross Income	\$1,353,336
Operating Expenses	\$297,513
Net Operating Income	\$1,055,823



# INCOME & EXPENSES

## INCOME SUMMARY

Vacancy Cost	(\$71,228)
--------------	------------

<b>GROSS INCOME</b>	<b>\$1,353,336</b>
---------------------	--------------------

## EXPENSES SUMMARY

General Admin Exp (Taxes, Management etc.) - Excludes Commissions	\$180,321
---	-----------

Facility Expenses	\$21,256
-------------------	----------

Common Area Maintenance Expenses	\$66,163
----------------------------------	----------

Major Repairs and Replacementss	\$29,774
---------------------------------	----------

<b>OPERATING EXPENSES</b>	<b>\$297,513</b>
---------------------------	------------------

<b>NET OPERATING INCOME</b>	<b>\$1,055,823</b>
-----------------------------	--------------------



# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
1481 Beltline and 1481 Beltline C	Mission Linen	12,744 SF	5.58%	\$4.95	-	-	\$63,087	12/02/2015	12/31/2030
1481 Beltline B, 1485 Beltline, 1485 Beltline B, 4350, 4354 and 4356 Caterpillar	Southern Aluminum Finishing (SAF)	142,740 SF	62.45%	\$5.60	-	-	\$799,243	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	Vacant	2,619 SF	1.15%	\$9.00	\$23,571	\$9.00	\$23,571	-	-
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%	\$6.60	\$15,550	\$6.60	\$15,550	-	-
4300 Caterpillar Suite K	Vacant	5,787 SF	2.53%	\$6.00	\$34,722	\$6.00	\$34,722	-	-
4300 Caterpillar D, E, G and H	SHIELD Training Center	32,069 SF	14.03%	\$12.02	-	-	\$385,548	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
<b>TOTALS</b>		<b>212,418 SF</b>	<b>92.94%</b>	<b>\$74.66</b>	<b>\$73,843</b>	<b>\$21.60</b>	<b>\$1,424,564</b>		
<b>AVERAGES</b>		<b>21,242 SF</b>	<b>9.29%</b>	<b>\$7.47</b>	<b>\$24,614</b>	<b>\$7.20</b>	<b>\$142,456</b>		





# DEMOGRAPHICS

## SECTION 5



# DEMOGRAPHICS MAP & REPORT

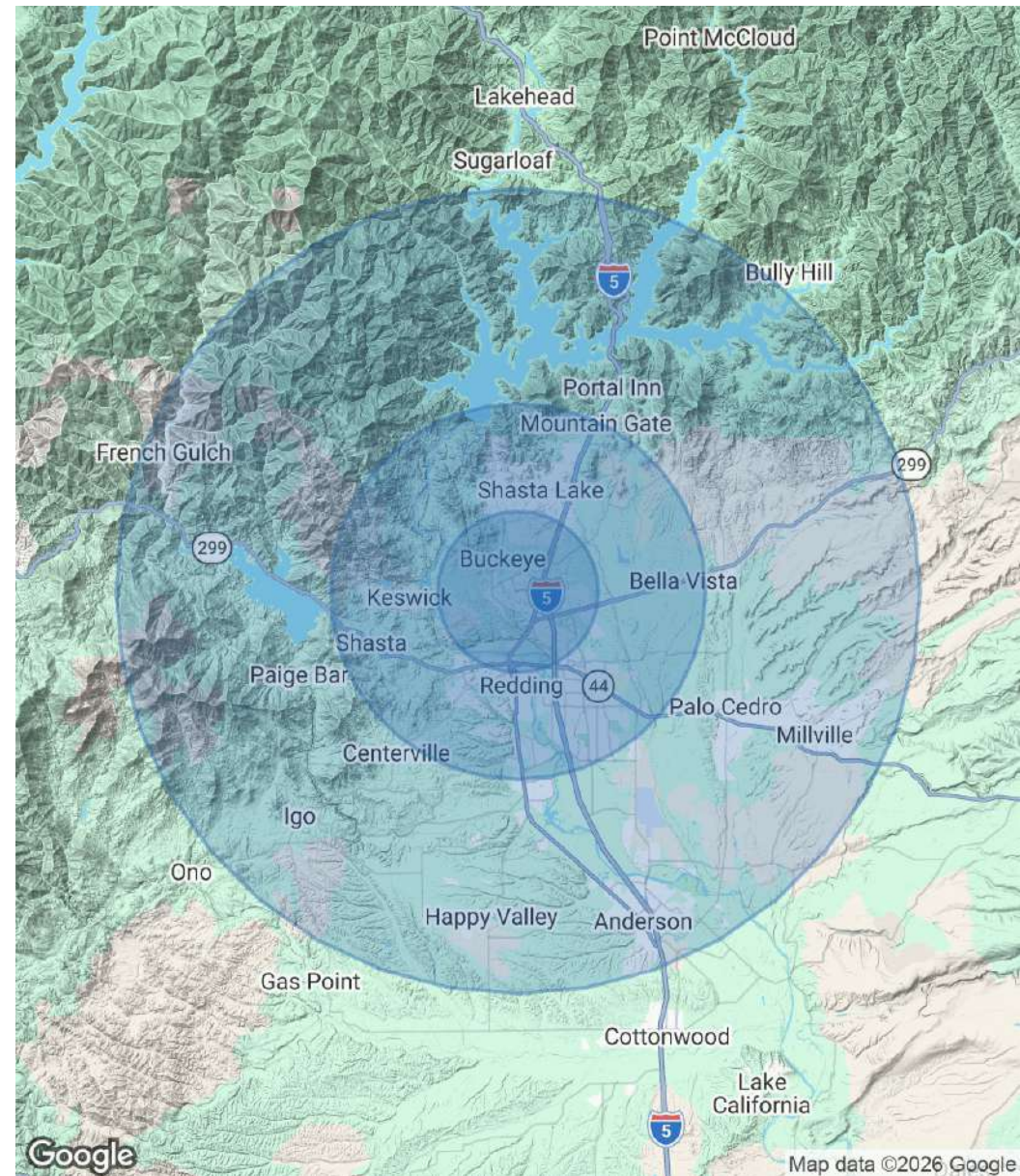
## POPULATION

	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

Demographics data derived from AlphaMap







# ADVISOR BIOS

## SECTION 6



# MEET THE BROKER



**JESS WHITLOW, CCIM**

Broker Associate/Consultant

jess@coxrec.com

Direct: **530.605.5169** | Cell: **530.605.5169**

CalDRE #01941996

## PROFESSIONAL BACKGROUND

Jess Whitlow is a seasoned commercial real estate broker with more than 20 years of experience and a strong background in property management. Having worked in the Santa Barbara, Los Angeles, Phoenix, and Redding markets, she brings broad market insight and deep local expertise to Northern California, where she is consistently among the most active brokers in Shasta County.

Known for her professionalism, responsiveness, and ability to navigate complex transactions, Jess works closely with investors, businesses, and nonprofit organizations to deliver practical, creative solutions. She holds the prestigious Certified Commercial Investment Member (CCIM) designation and is an active member of the International Council of Shopping Centers (ICSC) and the Shasta Association of Realtors.

## 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

**Cox Real Estate Consultants – Jess Whitlow**

1246 East St  
Redding, CA 96001  
530.605.5169