



FOR SALE

INDUSTRIAL BUILDING

20250 SKYPARK DRIVE, REDDING, CA 96002

RYAN HAEDRICH, CCIM

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FOR SALE

SUMMARY OF FACTS

20250 SKYPARK DRIVE | REDDING, CA 96002



PROPERTY SUMMARY

Sale Price:	\$1,300,000
Price Per SF	\$84
Lot Size:	0.94 Acres
Building Size:	15,400 SF
Year Built:	1992
Zoning:	Design Review - Planned Development
Cross Streets:	Airport Road

PROPERTY OVERVIEW

A 15,400 square foot industrial building is located in the Skypark Industrial Park. The building consists of a steel-frame building with concrete perimeter slab foundation and sheet metal exterior. The office area of the building is located on the eastern elevation and is wood-frame construction with Hardiplank exterior siding, and a composition shingle roof. The interior of the building is comprised of nearly half of flex conditioned warehouse and office. The office portion is serviced by packaged forced-air units. The shop/warehouse portion of the building includes two overhead roll-up doors, skylights, halogen fixtures, and evaporative coolers. The building was designed as four individual suites, but most recently used by one tenant.

PROPERTY HIGHLIGHTS

- Fully Fenced Concrete Rear Yard
- Multiple Roll-Up Doors
- Many Possible Uses
- Building Built in early 1990's
- Located in the County of Shasta

FOR MORE INFORMATION :

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EXTERIOR PHOTOS

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FOR MORE INFORMATION:

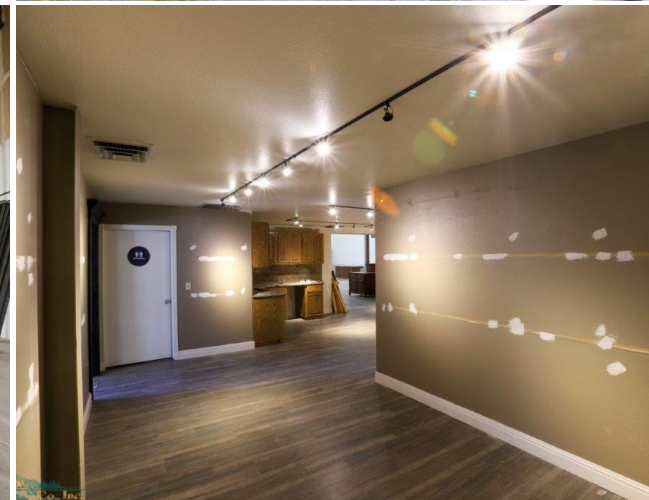
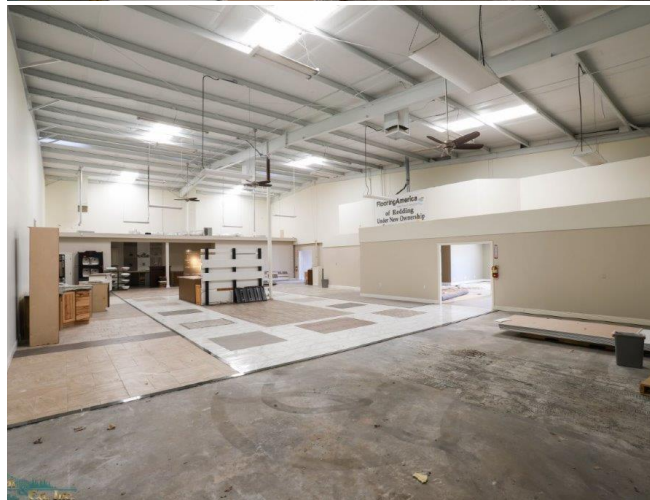
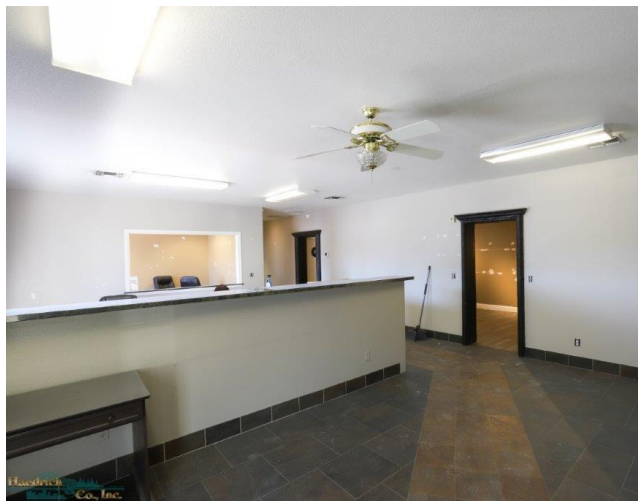
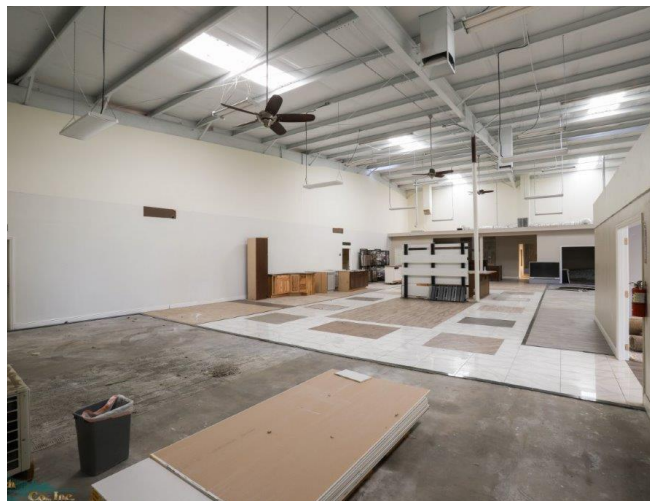
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INTERIOR PHOTOS

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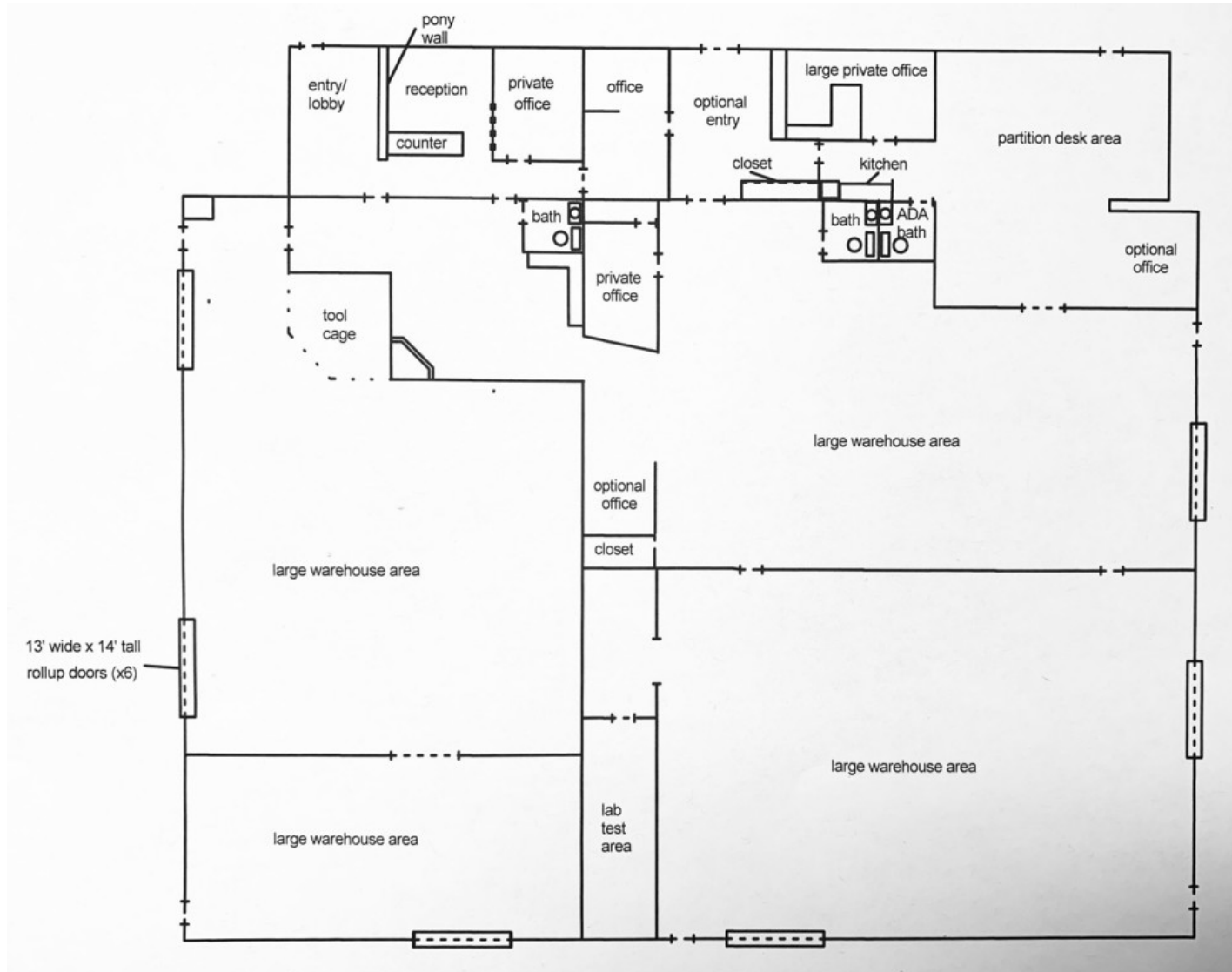
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VACANT INDUSTRIAL BUILDING

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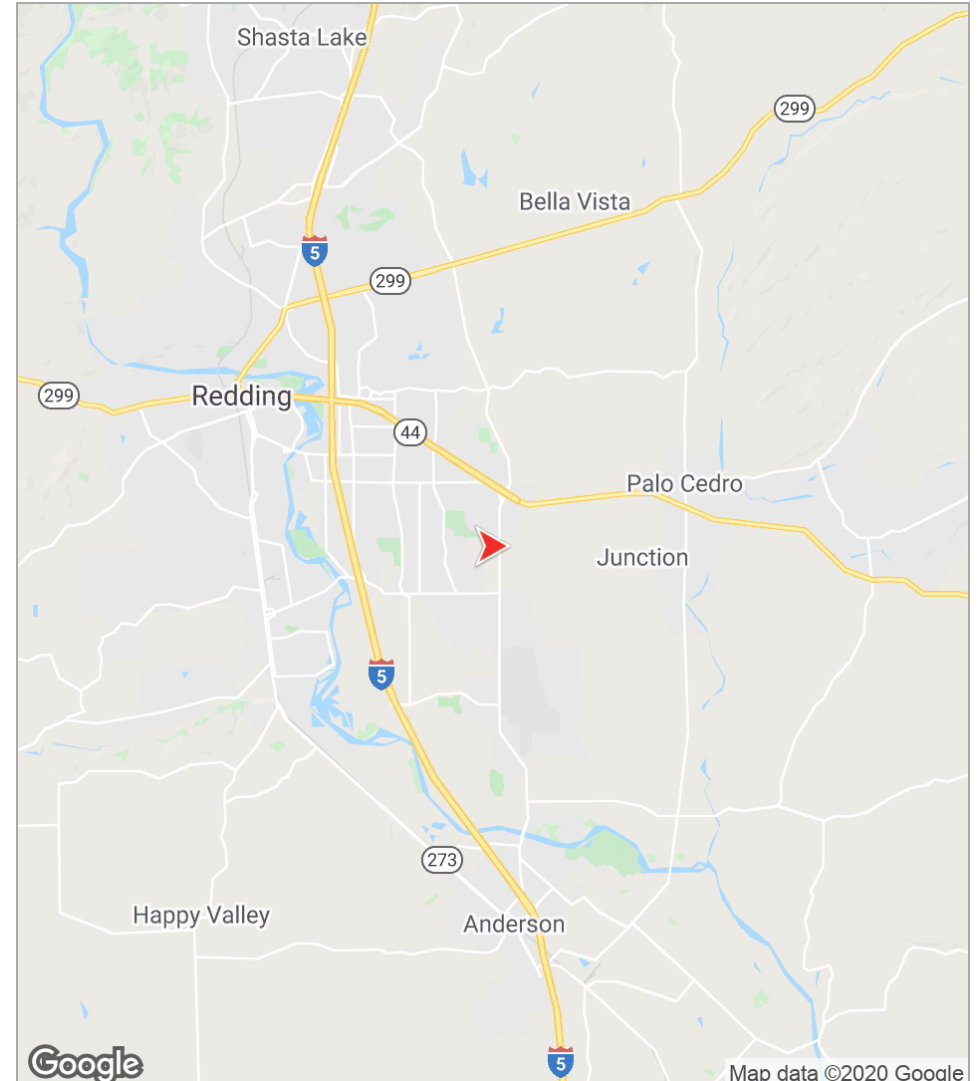
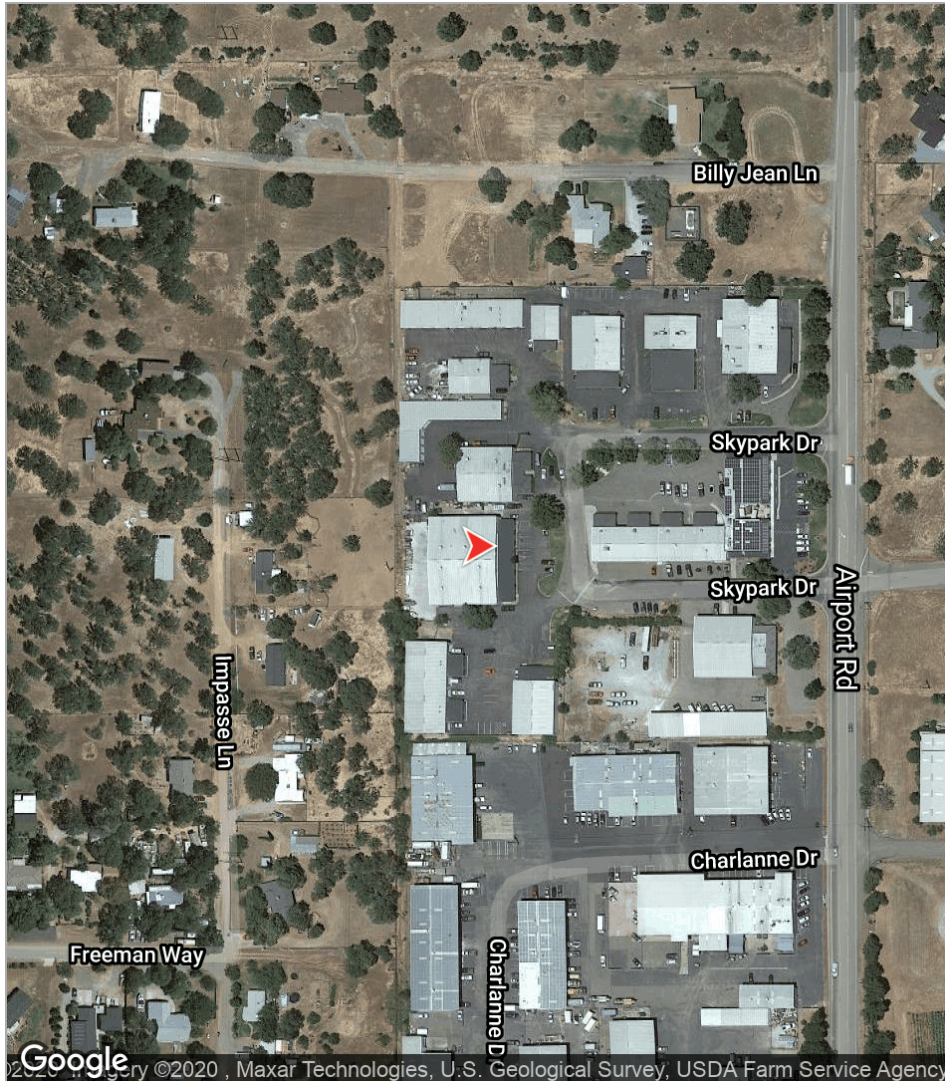
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LOCATION MAPS

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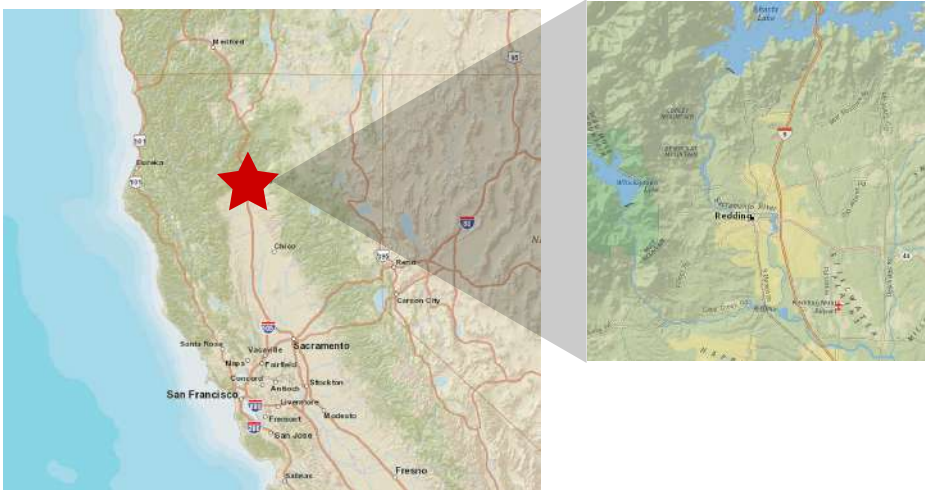
Location & Demographics

Redding, CA

As the largest California city north of Sacramento, Redding is nestled in the scenic heart of Northern California, amid rich culture and heritage, boundless recreation, and magnificent landscapes.

Redding is 545 miles north of Los Angeles; 162 miles north of Sacramento; 433 miles south of Portland, Oregon; and 592 miles south of Seattle, Washington. In addition, it is uniquely positioned as the midway point of the I-5 Corridor. As the retail hub for Shasta, Tehama, Trinity, and Siskiyou counties, Redding is the predominant central location for Northern California commerce. Shasta County alone has a population of approximately 140,000 people.

	Population	Avg. Income	Households
			
One Mile	8,594	\$41,393	3,984
Three Miles	52,993	\$56,140	22,491
Five Miles	93,115	\$60,440	37,257





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