Property Gallery

OFFERING MEMORANDUM

6259 Eastside Road
Redding, California

100% Occupied Multi-Tenant Industrial
In-Place Income + Rent Growth Potential

NEW ASKING PRICE	BUILDING SIZE	PRICE / SF
$725,000	**±6,900 SF**	**~$105.07**

- **100% occupied** across five industrial / flex suites
- New asking price of **$725,000**, approximately **$105/SF**
- Scheduled base rent effective November 1, 2026 of approximately **$56,773 annually**
- Unit A leased through June 2027 and Unit B scheduled through October 2027
- Remaining lease expirations preserve opportunities for future rent adjustments
- Recent roof coating, evaporative coolers, and exterior paint
- **Seller financing may be available** for qualified buyers

Executive Summary

6259 Eastside Road is a fully occupied, five-suite small-bay industrial property totaling approximately **6,900 square feet** in Redding, California. The suite mix combines office, warehouse, storage, and grade-level loading functionality serving contractor, service, and light-industrial users.

The property is offered at a **new asking price of $725,000**, or approximately **$105.07 per square foot**. It provides in-place income today together with a staggered lease schedule and future rent-growth potential.

Current scheduled base rent is approximately **$4,692 per month / $56,308 annually**. Effective November 1, 2026, scheduled base rent increases to approximately **$4,731 per month / $56,773 annually**, reflecting the scheduled 5% Unit B renewal adjustment.

Unit A, the largest suite at approximately 2,400 SF, is leased through June 2027. Unit B is scheduled to continue through October 2027. Units D and E mature in November 2026 and Unit C in January 2027, preserving near-term opportunities to evaluate future rent adjustments.

PROPERTY TYPE	**Small-Bay Industrial / Flex**
BUILDING SIZE	**±6,900 SF**
SUITES	**5**
OCCUPANCY	**100%**
ROLL-UP DOORS	**5 Grade-Level**
BASE RENT - CURRENT	**$56,307.96 / Year**
BASE RENT - EFFECTIVE 11/1/26	**$56,772.96 / Year**
NEW ASKING PRICE	**$725,000**
PRICE / SF	**~$105.07**

Investment Highlights

- **100% occupied** five-suite industrial asset with diversified small-bay tenancy.
- New asking price of **$725,000**, approximately **$105.07/SF**.
- Scheduled base rent effective November 1, 2026 of approximately **$56,773 annually**.
- Average scheduled rent effective November 1, 2026 of approximately **$0.69/SF/month**.
- Unit A is leased through **June 2027**; Unit B is scheduled through **October 2027**.
- Units D and E mature in November 2026 and Unit C in January 2027, creating additional rent-growth opportunities.
- Five grade-level roll-up doors and practical office / warehouse configurations.
- Suite E includes fenced yard space.
- Tenants are responsible for utilities, with partial expense reimbursements in place.
- Recent capital improvements include elastomeric roof coating, evaporative coolers, and exterior paint.
- Pricing believed to be below replacement cost for comparable small-bay industrial product.

Recent Improvements

MAY 2024	MAY 2024	SEPTEMBER 2025
Elastomeric Roof Coating	**New Evaporative Coolers**	**Exterior Paint**

Rent Roll & Scheduled November 2026 Increase

The table below reflects current lease terms, with Unit B shown at the scheduled 5% renewal adjustment effective November 1, 2026.

UNIT	SF	MONTHLY RENT*	RENT / SF	LEASE THROUGH
Unit A	2,400	$1,282.93	$0.53	06/30/2027
Unit B	1,000	$813.75	$0.81	10/31/2027
Unit C	1,000	$749.00	$0.75	01/31/2027
Unit D	1,000	$747.93	$0.75	11/30/2026
Unit E	1,500	$1,137.47	$0.76	11/30/2026
TOTAL	**6,900**	**$4,731.08**	**$0.69**	

* Unit B currently pays $775.00/month through October 31, 2026. The table reflects scheduled base rent of $813.75/month effective November 1, 2026, based on a 5% renewal adjustment.

Scheduled annualized base rent effective November 1, 2026: $56,772.96.

Lease Rollover Profile

The updated lease schedule improves income continuity while preserving near-term upside. Unit A extends through June 2027 and Unit B through October 2027. Units D and E are scheduled through November 2026 and Unit C through January 2027, providing multiple opportunities to evaluate future rental adjustments without a single concentrated rollover event.

Opportunity Positioning

For investors, the property combines 100% occupancy with improving scheduled income and a staggered lease profile. Effective November 1, 2026, scheduled base rent averages approximately $0.69/SF/month across the property. Remaining near-term expirations provide opportunities to evaluate additional rent adjustments as leases mature, subject to market conditions and lease negotiations.

For longer-term owner-users, the suite configuration may provide flexibility to occupy portions of the building as leases naturally mature while retaining income from other suites.

Illustrative Rent Sensitivity

The following is provided solely to illustrate the effect of different average rental rates across 6,900 SF. It is not a representation of market rent, a forecast, or projected income.

AVERAGE MONTHLY RENT / SF	ILLUSTRATIVE ANNUAL BASE RENT
Scheduled 11/1/26 ~ $0.69	$56,772.96
$0.80	$66,240
$0.90	$74,520
$1.00	$82,800

Why It Stands Out

Fully occupied small-bay industrial at approximately $105/SF, with diversified tenancy, improving scheduled income, recent capital improvements, and a staggered lease schedule that creates future optionality.

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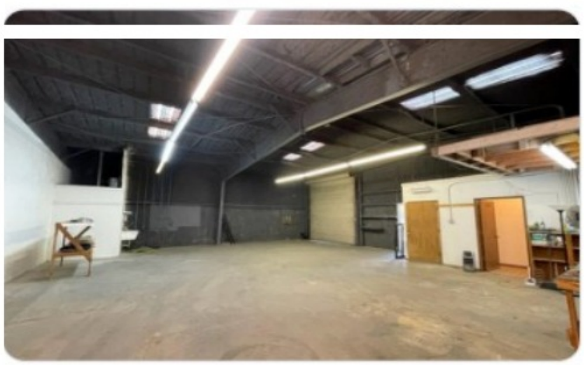

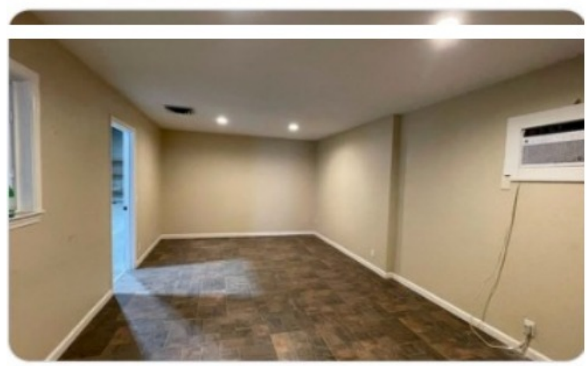

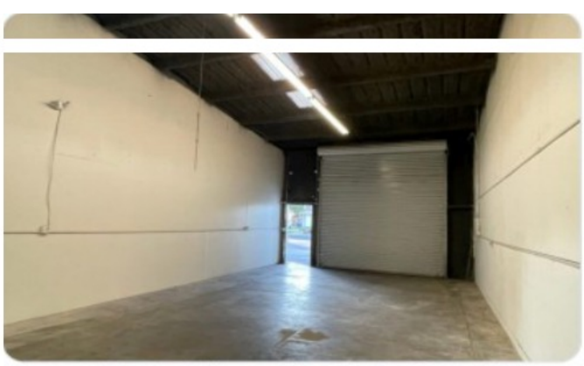

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