STILLWATER BUSINESS PARK
REDDING, CA

100+ Acre Parcels Along I-5
Shovel, Permit, and Workforce Ready Lots

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A Letter From The Mayor

Welcome to Redding!

As Mayor of the great City of Redding, I’d like to invite you to learn more about Stillwater Business Park and what sets it apart from the competition. Redding is a modern, dynamic city of 90,000 that boasts culture, commerce and an excellent quality of life, with a “small-town feel” in the heart of unsurpassed recreational paradise.

Although just minutes from the finest recreational offerings in California, Redding has taken great advantage of the scenic Sacramento River, which winds through the heart of the City, constructing an award-winning pedestrian trail system that is well-used by those of all ages. At the heart of the Sacramento River Trail is the one-of-a-kind Sundial Bridge, designed by world-renowned architect/artist Santiago Calatrava.

We take our work as seriously as our play, and Stillwater Business Park was developed by the City to provide one of the most unique and modern locations in California for manufacturing. City-owned, Stillwater is a 678-acre master-planned development featuring 314 acres of ready-to-go parcels as large as 92 acres or greater. In short, all your company would need to initiate construction would be a building permit. The materials accompanying this letter provide much more information about Stillwater.

We truly want your business and offer many incentives to prospective employers, including job credits, development impact fee deferrals and electricity-rate incentives. Redding is served by its own municipal utility – Redding Electric Utility – which offers rates among the lowest in California. We also are fortunate to have a plentiful source of water with extremely competitive rates. Logistically, Stillwater Business Park is ideally positioned to serve West Coast markets and beyond.

I’d love the opportunity to tell you personally why I chose to move my family to Redding where I own and operate my business. Please don’t hesitate to reach out to me if I can be of help in anyway as you consider Stillwater for your next expansion project!

Sincerely,

Brent Weaver
Mayor
Located on the east side of Redding California’s airport, Stillwater Business Park offers a prime location for a potential office building, distribution center and/or manufacturing facility.

Stillwater Business Park is strategically located in Redding, halfway between Los Angeles and Seattle. With ‘Shovel Ready’ lots and a municipality that is prepared to make your investment a reality, Stillwater is the place to be.

Of the 667 Acres, ±287 have been set aside for a nature preserve, creating a healthy balance between development and preservation.

Redding is a community rich in cultural opportunities such as Turtle Bay Exploration Park, Museum and Arboretum, Cascade Theater, Big League Dreams Sports Park; as well as multiple festivals and events throughout the year. Additionally, Redding is an outdoor recreational epicenter with year-round opportunities such as golf, hiking, biking, fishing, hunting, boating, water & snow skiing and others.
Stillwater Business Park was developed to provide a high quality industrial and professional office development in a business park setting that can accommodate a mix of activities in a planned and controlled setting with attractive landscaping and public spaces. The City has approved an incentive policy that provides a number of benefits to companies developing within the business park from job credits to utility discounts.

The city of Redding has obtained all federal and state agency permits, and any proposed project that falls within the pre-approved environmental thresholds of Stillwater will be able to proceed through the development process as outlined in the Planned Development Plan. Within that plan, a wide range of uses are already approved for the business park.
Top Reasons To Do Business in Redding

**SHOVEL READY SITES**
One of a few locations along Interstate 5 with over 100+ acres of fully entitled business park.

**LOW-COST ELECTRICITY**
Redding Electric Utility (REU) rates are typically 30% to 40% below investor owned utilities and has an extremely positive reliability index. REU is a community owned electric utility and has been serving the community since 1921. REU and the City of Redding are committed to building out a renewable energy portfolio.

**ABUNDANT WORKFORCE**
Redding has an abundant workforce that prides itself on productivity and strong work ethic.

This region has four well known colleges and universities including Shasta College, Simpson University, National University and Shasta Bible College & Graduate School.

Additionally, the local colleges are open to working with employers to help design course curriculum for their employees.

**WESTERN MARKET ACCESS**
Redding is strategically situated between Los Angeles and Seattle.

Distances:
- Los Angeles, CA: 505 miles
- Seattle, WA: 485 miles
- Portland, OR: 420 miles
- Boise, ID: 520 miles
- San Francisco, CA: 193 miles
- Oakland, CA: 210 miles
- Reno, NV: 200 miles
- Sacramento, CA: 160 miles

**TRANSPORTATION**
- Rail—Main Line — Union Pacific Railroad to Sacramento; San Francisco; Los Angeles; Portland, Oregon; and Seattle, Washington. Amtrak north/south.
- Truck—Daily service by several major carriers with several local, state, and interstate carriers servicing California, Oregon, Washington, Nevada, and Arizona. One-day service to Portland/Seattle and Los Angeles.
- Air—Redding Municipal Airport and Benton Airpark. Daily commercial airline passenger service via United Express.
- Bus—Greyhound, as well as other charter services. Also, local bus service (RABA), covering 71 square miles with 11 fixed routes.
- Highways—Interstate 5 freeway, north/south; U.S. 299, east/west; State Route 44, east; and State Route 273.
Workforce Breakdown

<table>
<thead>
<tr>
<th>Shasta Industry Employment &amp; Labor Force</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Civilian Labor Force</td>
<td>74,700</td>
</tr>
<tr>
<td>Civilian Employment</td>
<td>69,500</td>
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<tr>
<td>Civilian Unemployment</td>
<td>5,200</td>
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<tr>
<td>Civilian Unemployment Rate</td>
<td>6.9%</td>
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<tr>
<td>Total, All Industries</td>
<td>66,100</td>
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<tr>
<td>Total Farm</td>
<td>900</td>
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<tr>
<td>Total Nonfarm</td>
<td>65,300</td>
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<tr>
<td>Total Private</td>
<td>52,400</td>
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<tr>
<td>Goods Producing</td>
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<tr>
<td>Mining, Logging, and Construction</td>
<td>3,200</td>
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<tr>
<td>Manufacturing</td>
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<tr>
<td>Service Providing</td>
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<tr>
<td>Private Service Providing</td>
<td>46,800</td>
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<tr>
<td>Trade, Transportation &amp; Utilities</td>
<td>12,800</td>
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<tr>
<td>Wholesale Trade</td>
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<tr>
<td>Retail Trade</td>
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<tr>
<td>Transportation, Warehousing &amp; Utilities</td>
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<tr>
<td>Information</td>
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<tr>
<td>Financial Activities</td>
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<tr>
<td>Professional &amp; Business Services</td>
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<tr>
<td>Educational &amp; Health Services</td>
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<tr>
<td>Leisure &amp; Hospitality</td>
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<td>Accommodation &amp; Food Services</td>
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<tr>
<td>Other Services</td>
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<tr>
<td>Government</td>
<td>12,900</td>
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</tbody>
</table>

Source: CA State Employment Development Department

Employment by Industry

FAST FACTS

Stillwater Business Park is the center of trade and commerce for the Northern California Region. Here are just a few of the reasons:

- Strategic location on Interstate 5 equidistant between Seattle and Los Angeles
- Large, available and productive workforce
- One of the largest Enterprise Zones in California, featuring significant state tax credits to lower your tax liability
- “Ready-to-go” sites and facilities
- Abundant water, wastewater, and electric capacity
- Strong support for business and industry from the public sector and the community at large

Source: ShastaEDC.org

20 Minutes
average commute time
in Shasta County

5th Fastest
growing tech region
in California

34% Job Growth
by 2026

Premiere Hub
for regional transportation & medical hub of Nor-Cal
Location & Access to Western Markets

- SACRAMENTO, CA ±2.5 HRS
- STOCKTON, CA ±3 HRS
- SAN FRANCISCO, CA ±3.5 HRS
- RENO, NV ±3.5 HRS
- PORTLAND, OR ±6.5 HRS
- LOS ANGELES, CA ±8 HRS
- SEATTLE, WA ±9 HRS
- SAN DIEGO, CA ±10.5 HRS
- PHOENIX, AZ ±13.5 HRS
- ALBUQUERQUE, NM ±18 HRS
- DENVER, CO ±18 HRS
STILLWATER BUSINESS PARK
REDDING, CA

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