



FOR SALE OR LEASE

Industrial Marble & Granite Manufacturing Space

Country Club Bus Park
77-550 Springfield Ln, Unit S&T,
Palm Desert, CA 92211

S APN 626-321-019

T APN 626-321-020

3,328 SF

Year built: 1991

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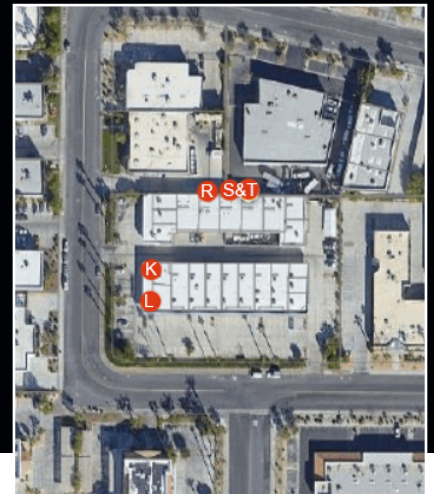
LIC #01354191



FEATURES & HIGHLIGHTS

3,328 SF of Industrial Marble
& Granite Manufacturing Space

Zoning: S-1 (Service Industrial)
ecode360.com/43848966



Terms

Lease Terms: Flexible lease options available.

\$1.15 PRSF Plus NNN

Sale Price: \$258.34 PSF

Availability: 30 Days

Perfect for businesses in the manufacturing and stone fabrication industry. Contact us for more details or to schedule a tour!

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Property Features

- Flexible Space: Entirely warehouse, no office space.
- Marble/Granite Manufacturing Space
- Equipment is available under separate purchase agreement.
- Space has water recycling drains, cutting water hookups and recycle.
- Storage tank
- Roll up door to each unit
- Fenced storage area
- Can be sold with contiguous industrial unit R, with S & T.

Layout

- Restroom: Private and easily accessible.
- Small Shop/Manager's office
- 2 Roll-up doors
- 2 Pedestrian doors



INVENTORY LIST

Stone Fabrication Facility



Included Equipment:

- Pro Edge II Automatic Edge Shaper & Polisher: Purchased in 2005 for \$ 93,608.00
- Johnson Marble Machinery B300 Bridge Saw/Tilt Table: Purchased in 2005 for \$45,000.00
- EnviroSystem Custom Water Treatment System: Purchased in 2005 for \$40,000.00
 - Designed by Water Treatment Technologies. Includes Filter Press, Meyers Pentiar QP Water Pump, Sandpiper S15 Air Pump, Clear Water Storage Tank, & dedicated Control Panel. System is connected to in-ground grey water pit and trench drainage.
- Wizard Deluxe Workstation (Sink Router): Purchased in 2006 for \$37,000.00
- Ingersoll-Rand UP6-25-125 Compressor: Purchased in 2005 for \$15,000.00

Included Infrastructure:

- Ceiling Mounted Retractable Air, Water, Electrical Line & Reels
- Pallet Racking – 6 each 144”H x 42”D Supports and 8 each 96”W x 42”D Adjustable Shelves
- Built in floor Drainage System throughout
- Stone Slab Racks – 4 each 5’W x 5’D Straight Racks and Two 10’x 5’ Offset Racks
- 7 various A-Frames and 8 rolling Fabrication Tables
- Overhead Lighting

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