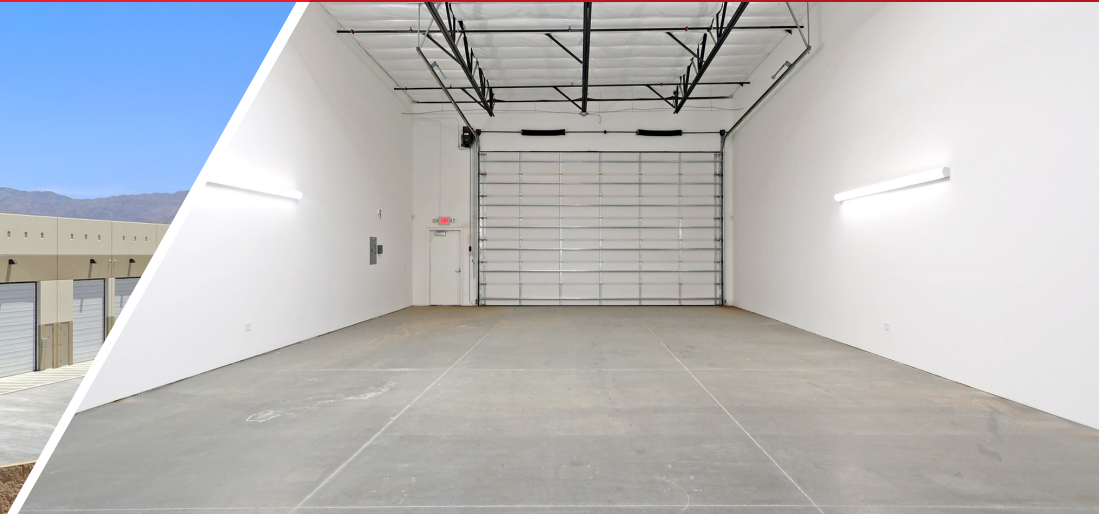




# FOR SALE

39402 Berkey Drive, Unit 101  
Palm Desert, CA 92211



## Offering Summary

Property Type:	Industrial
Sale Price:	\$450,000
Available SF:	1,500
Price / SF:	\$300.00
Zoning:	IP
POA Dues:	\$1,200 annually

## Property Overview

Unit 101 is one of the highly desired 1,500 sf condominiums. This unit is currently leased out until the end of September (9/30/2026), but the tenant is prepared to vacate, so the Buyer can occupy the unit.

It features a 22' motorized and insulated panel door, and has an approximate 16' clear height, and the width of the condominium is approximately 30' wide. There is a 100 amp 3 phase electrical panel, 50 amp RV outlet, fire sprinklered, insulated ceiling and partition walls, skylights, mechanical platform on roof for future HVAC or Evaporative Cooler, and utility sink.

The site includes 50' concrete drive aisles, RV dump onsite, secured wrought iron fencing, with block wall inserts and gated entrances, (2) common restrooms, and security cameras.

## Location Overview

Centrally located in the Coachella Valley in Palm Desert, CA.

500 feet North of Interstate 10 on ramp at Varner Road.

Less than 1/2 mile from the Sun City Del Webb community.

Construction was completed July 2023

This condominium is located within the Grant Toy Garages Owners Association, and is subject to the CC&R's, Bylaws, Rules and Regulations and annual Property Owner Association dues.

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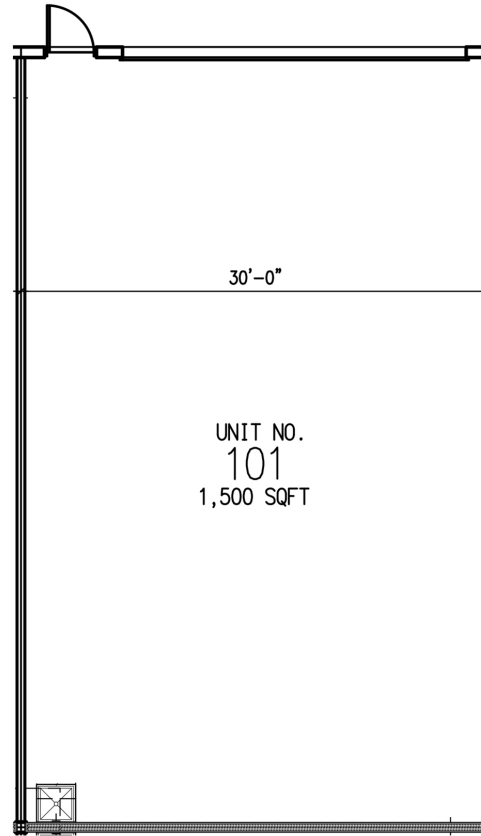
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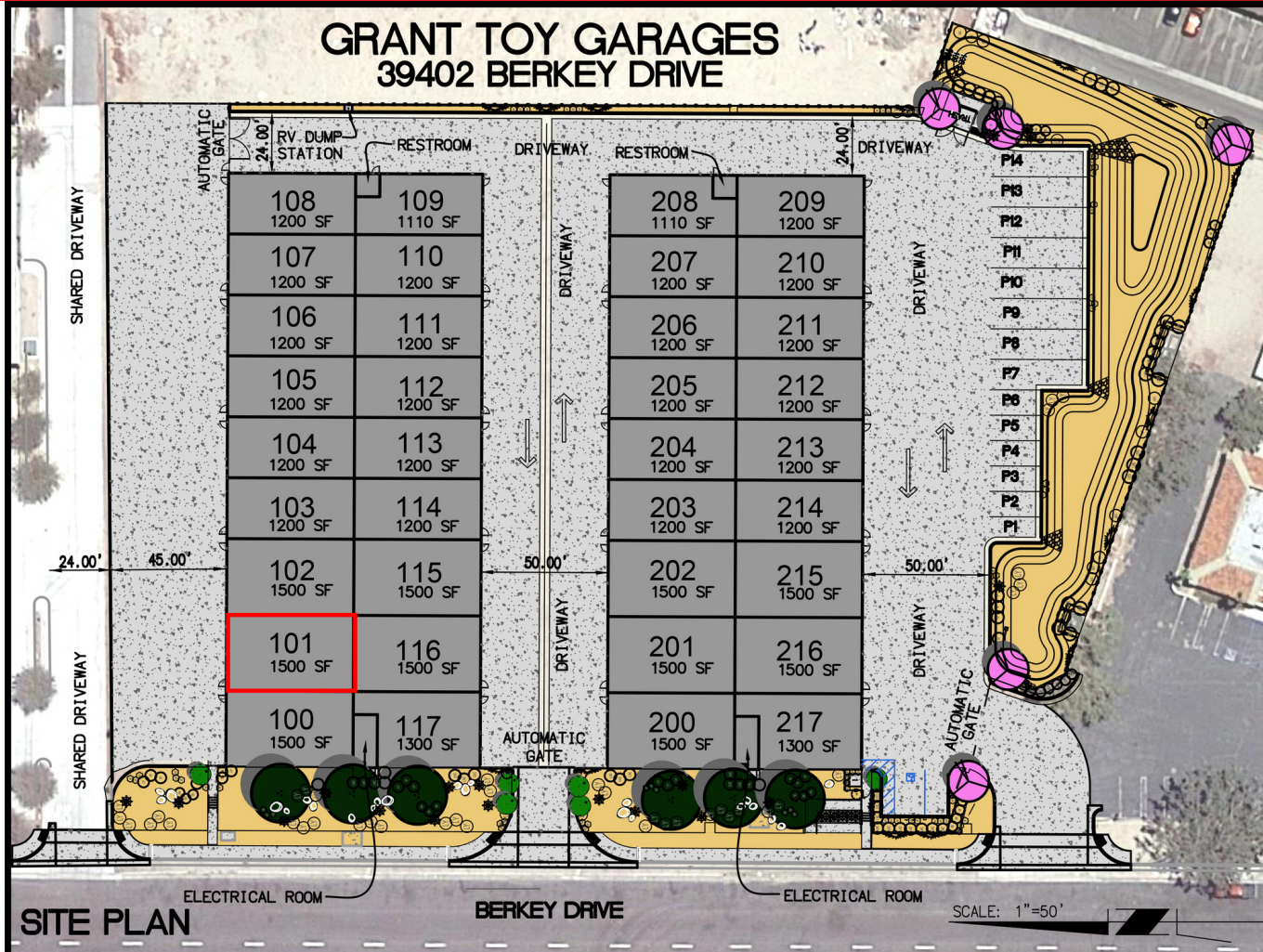
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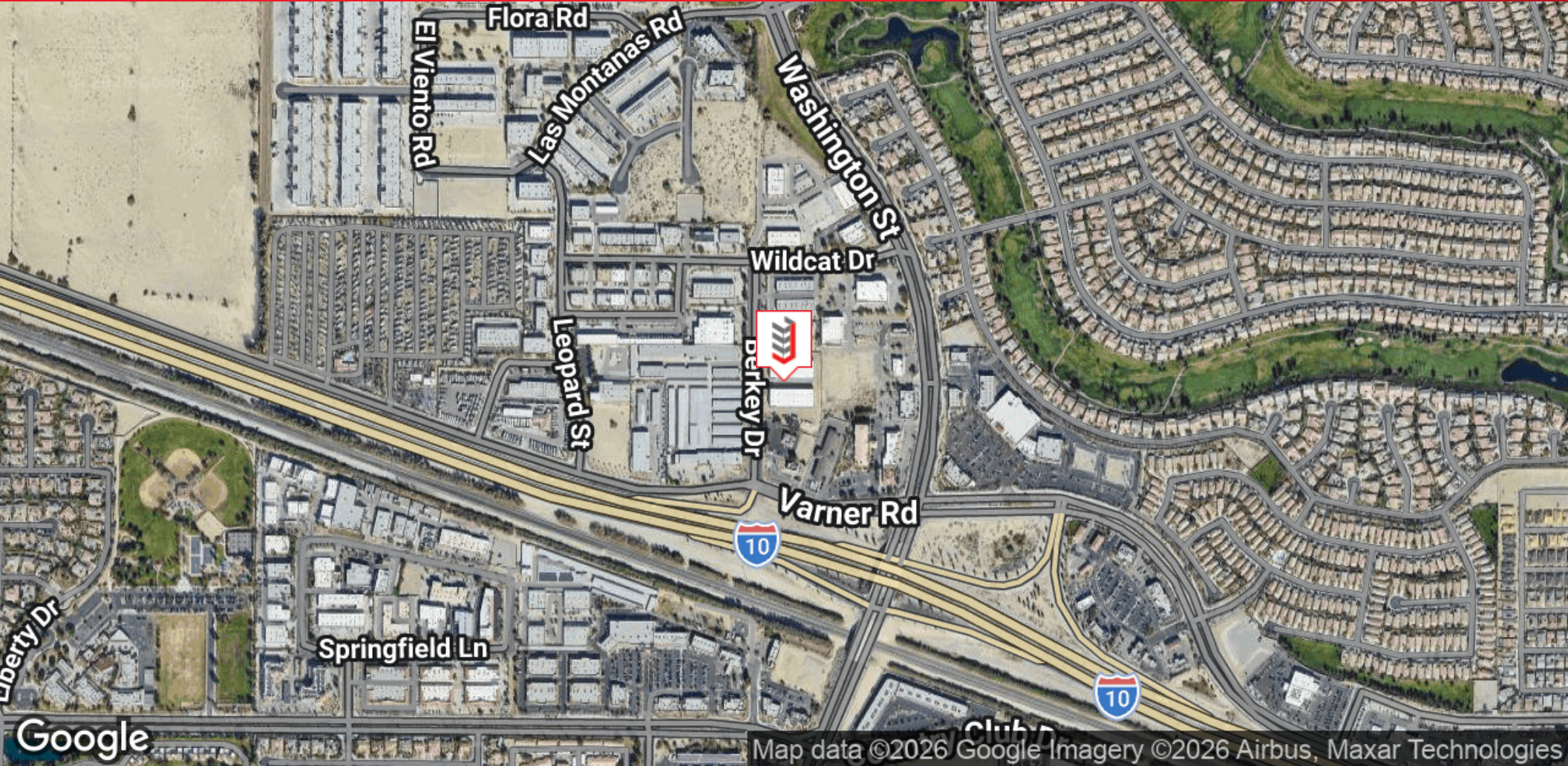
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