

FOR SALE

MADISON COMMERCE CENTER

81-077 INDIO BLVD | INDIO, CA

±23,617 SF BUILDING ON ±1.87 ACRES



\$5,445,000
6.25% cap

CONTACT:

POLO DORIA, SIOR
SENIOR VICE PRESIDENT
760.834.6906

PDORIA@LEE-ASSOCIATES.COM
LICENSE ID# 00880756

WWW.LEE-ASSOCIATES.COM

PROPERTY FEATURES

- › PREMIER QUALITY INVESTMENT PROPERTY
- › 100% LEASED, 41% TO GOVERNMENT TENANTS
- › EXCELLENT CONDITION, NEW PARKING & HVAC
- › SUPERIOR LOCATION & VISIBILITY
- › STRONG LONG TERM LEASES



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside.
3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055

FOR SALE

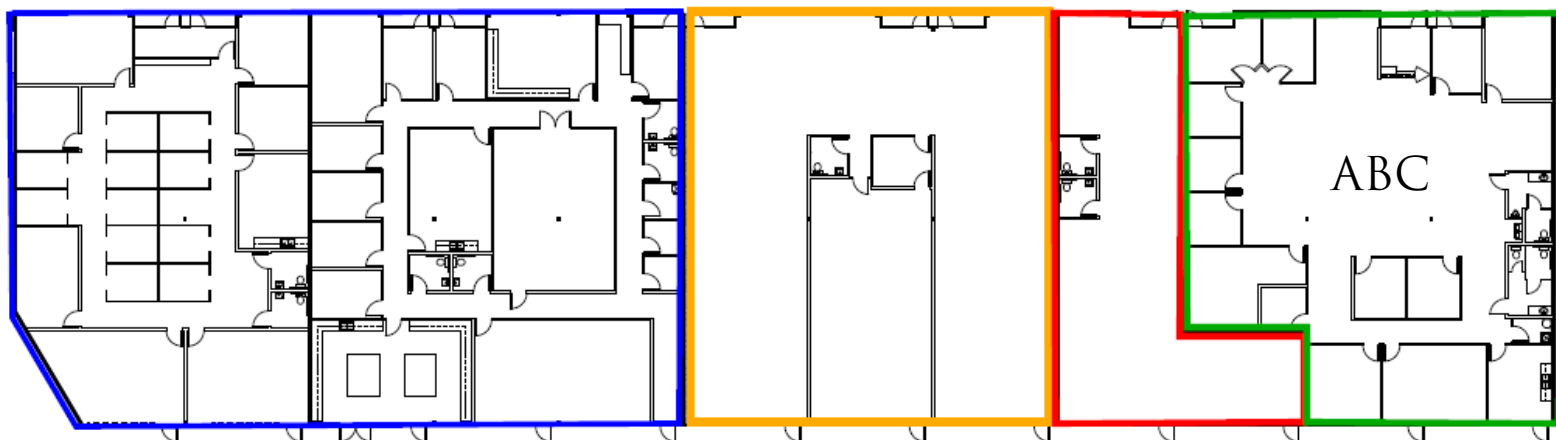
MADISON COMMERCE CENTER

81-077 INDIO BLVD | INDIO, CA

±23,617 SF BUILDING ON ±1.87 ACRES

FINANCIAL OVERVIEW

Sale Price:	\$5,445,000
Rentable Square Feet:	23,617
Price Per RSF:	\$230.55
Net Operating Income:	\$340,546
CAP Rate:	6.25%
Year Built:	2007
Parcel Size:	1.87 Acres, APN 610-020-027
Ownership Type:	Fee Simple
Zoning:	IP, Industrial Park
Features:	Gated Secure Parking, New Paint, New HVAC, Strong Local Market
Debt:	Free & Clear



KL

ABC



FLOOR PLAN

81-077 INDIO BLVD.
INDIO, CA

FOR SALE

MADISON COMMERCE CENTER

81-077 INDIO BLVD | INDIO, CA

±23,617 SF BUILDING ON ±1.87 ACRES



CONTACT:

POLO DORIA, SIOR
SENIOR VICE PRESIDENT
760.834.6906

PDORIA@LEE-ASSOCIATES.COM
LICENSE ID# 00880756

WWW.LEE-ASSOCIATES.COM

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside.
3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055