

INDUSTRIAL BUILDING FOR SALE OR LEASE
34420 GATEWAY DRIVE
PALM DESERT, CA 92211



26,868 SF
INDUSTRIAL BUILDING

ASKING SALE PRICE
\$5,910,960 (\$220.00/SF)

ASKING RENT
\$33,585.00/MO NNN
(\$1.25/SF)

Located in the
Gateway Business Park

HIGHLIGHTS

- One truck-well
- One 14' roll up door
- 24' ceiling height
- Power: 600 AMPS, 408v/208v
- Located near the on/off ramp of Monterey Ave. & I-10
- In the Pointe Monterey Business Park
- Currently leased until February 28, 2027
(No options to extend)



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73000 Highway 111, Suite 200 | Palm Desert, CA 92260 | www.LeePalmDesert.com | Corp ID # 01911964



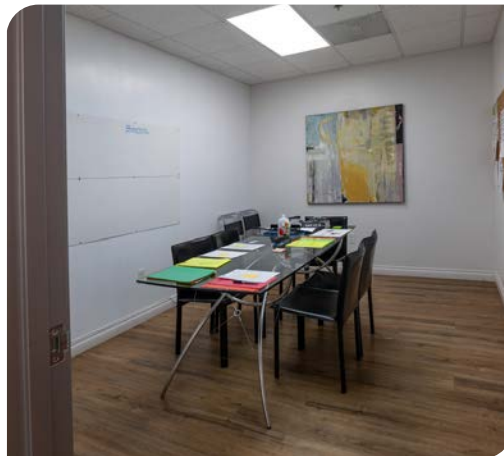
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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