



Offering Summary

Property Type:	Industrial
Lease Rate:	\$4,688.40 per month (NNN)
Monthly CAM:	\$1,544.00
Available SF:	4,825 SF

Property Overview

This industrial flex space features a reception area, two (2) private offices, kitchenette, and a restroom. The space was built brand new for the existing tenant. The warehouse features an approximate 24' clear height, a 14' grade level IID electricity district, which offers a lower utility cost from roll-up door, a 10' dock high door, 200 amp 3 phase electricity, and an evaporative cooler.

There is a monthly CAM charge of \$0.35/sf in addition to the Base Rent. The existing lease expires on August 31, 2025. Lease rate is a tease rate, and only available for the remainder of the term of the Lease.

Location Overview

Located in Desert Business Park of Palm Desert, CA, this site offers easy access to the I-10 freeway via the Washington Street interchange. Additionally, this site is located within the features an approximate 24' clear height, a 14' grade level IID electricity district, which offers a lower utility cost from roll-up door, a 10' dock high door, 200 amp 3 phase Southern California Edison rates.

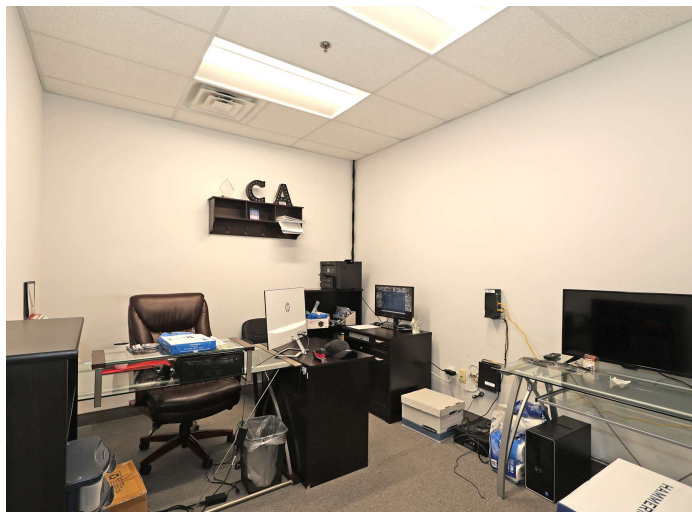
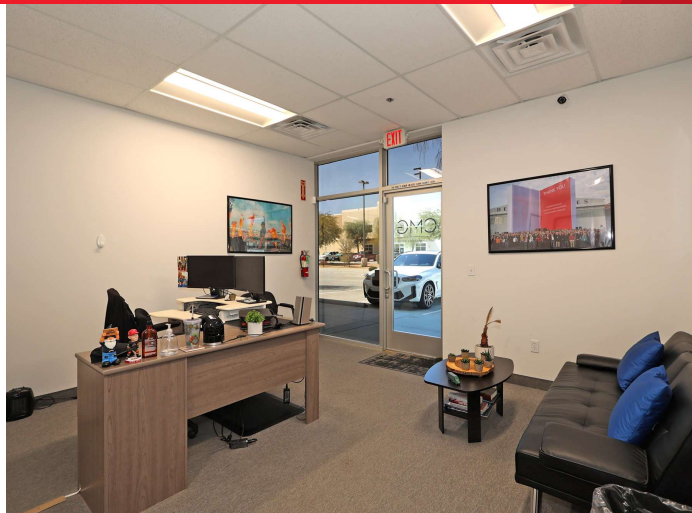
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FOR SUBLEASE

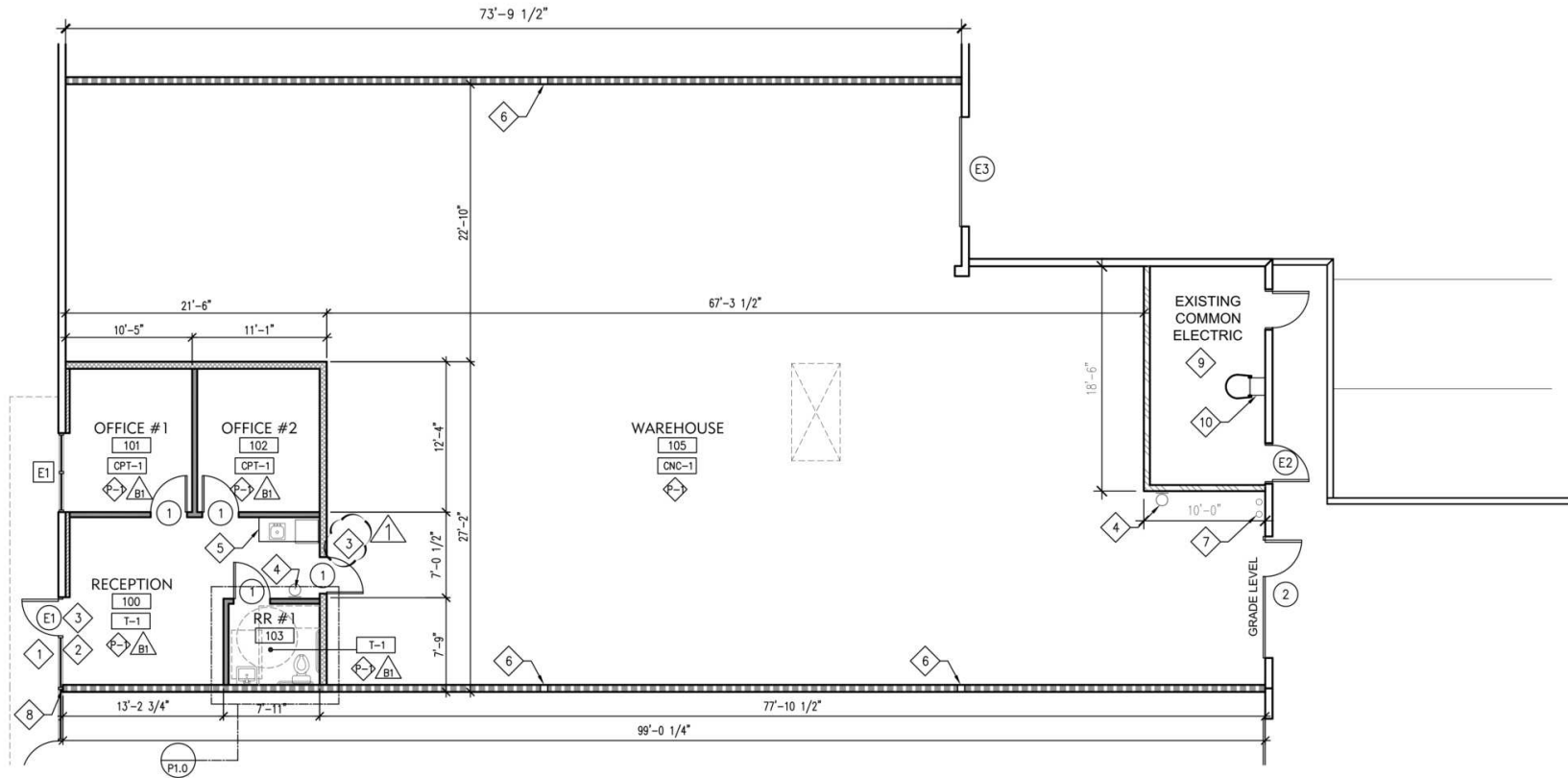
77551 El Duna Court, Ste. F
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FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0 8 16 24 FT
 SCALE



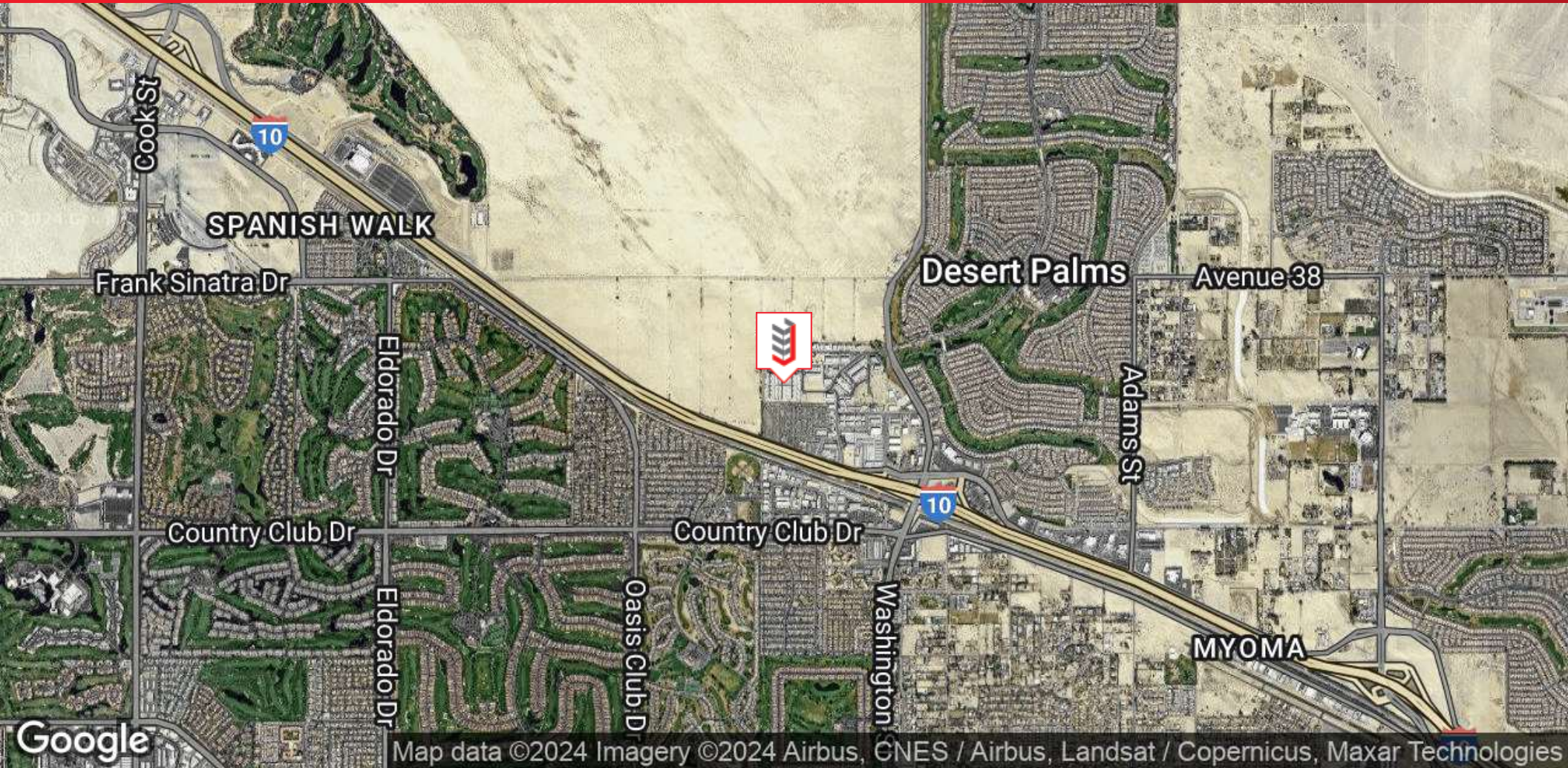
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