

4.51 ACRES INDUSTRIAL JUST OFF I-10

BERMUDA DUNES, CA



NEC ADAMS ST / 41ST AVE, BERMUDA DUNES, CA

FEATURES

- Great location with easy access to I-10 via both the Jefferson and Washington St interchanges
- Just off Country Club Dr, a major thoroughfare in the Coachella Valley, spanning from Indio to Rancho Mirage
- Adjacent to Bermuda Dunes Airport
- Industrial Park zoning allows for a wide variety of manufacturing, industrial uses, commercial, and office uses with an approved plot plan

PRICE: \$699,000 (\$3.56/SF)

VICINITY MAP



DEMOGRAPHICS

	1 MI	3 MI	5 MI
Total Population Est	7,995	59,865	136,312
Avg. Household Income	\$90,984	\$100,544	\$97,690
No. of Households	3,173	24,810	50,449



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4.51 ACRES INDUSTRIAL LAND

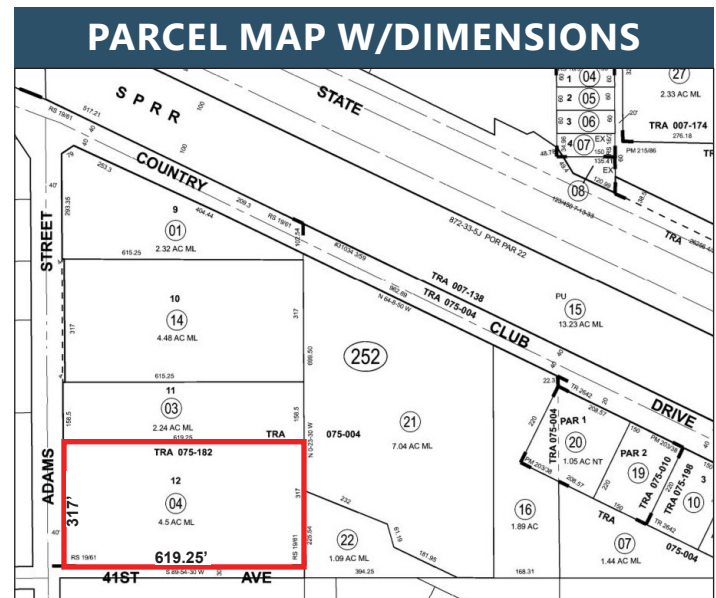
AERIAL & SITE AMENITIES



Directions: From I-10, take Washington St south. Travel approx. 1/4 mile to Country Club Dr and turn left (east). Travel one mile and turn right (south) on to Adams St. Property will be on the left side of Adams St.

SITE AMENITIES

- **Location:** Property is located on the east side of Adams Street north of 41st Avenue in Bermuda Dunes, CA.
- **APN:** 607-252-004
- **Parcel Size (According to County Assessor's Information):** 4.51 AC
- **Zoning:** [I-P \(Industrial Park\) - \(Click to view zoning ordinance\)](#)
- **General Plan:** LI (Light Industrial)
- **Utilities:** Electrical: In Street
Domestic Water: 12" main line on Adams Street
Sewer: 10" gravity sewer on Adams Street
- **Airport Land Use Compatibility:** [Click to view](#)
- **Comments:** Ideal location for storage, warehouse, or small industrial park with easy access to Interstate 10. Population of approx. 25,000 within three miles.



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.