



PRIME INDIO INDUSTRIAL OPPORTUNITY
INDUSTRIAL

42604
AEGEAN
ST —
INDIO
CA, 92203

LISTED: \$1,499,999
\$/SQ.FT: \$290.98

EXECUTIVE SUMMARY

42604 Aegean Street presents a compelling opportunity to acquire a well-located light industrial property in Indio, CA, 92203, within the Coachella Valley industrial submarket. The property is situated in a strategic I-10 corridor location, offering efficient regional access to the Inland Empire, Palm Springs, and greater Southern CA, 92203.

The site consists of a $\pm 5,155$ square foot industrial building positioned on a ± 0.34 -acre parcel, providing a functional layout suitable for a variety of warehouse, distribution, and light manufacturing uses. The asset's size and configuration make it particularly attractive to small-bay users, a segment that continues to experience strong demand and limited supply throughout the Coachella Valley.

The surrounding industrial market benefits from historically low vacancy, limited new supply, and steady absorption, supporting both in-place income stability and long-term rental growth. Indio continues to see population and employment growth driven by logistics, construction, and service industries, further reinforcing demand for flexible industrial space.

This offering is well-suited for a range of buyers, including owner-users seeking operational flexibility as well as private investors pursuing stable cash flow with upside potential through lease-up, rent growth, or repositioning. The property's location, functional industrial characteristics, and favorable market fundamentals combine to create a durable industrial investment in a growing Southern CA, 92203 desert market.

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EXECUTIVE SUMMARY

PRICE

\$1,499,999

PROPERTY TYPE

INDUSTRIAL

PRICE PER SF

\$290.98

BUILDING SIZE

5,155 SF

LOT SIZE

15,294 AC

PARKING

SURFACE - 10

CLEAR HEIGHT

16'

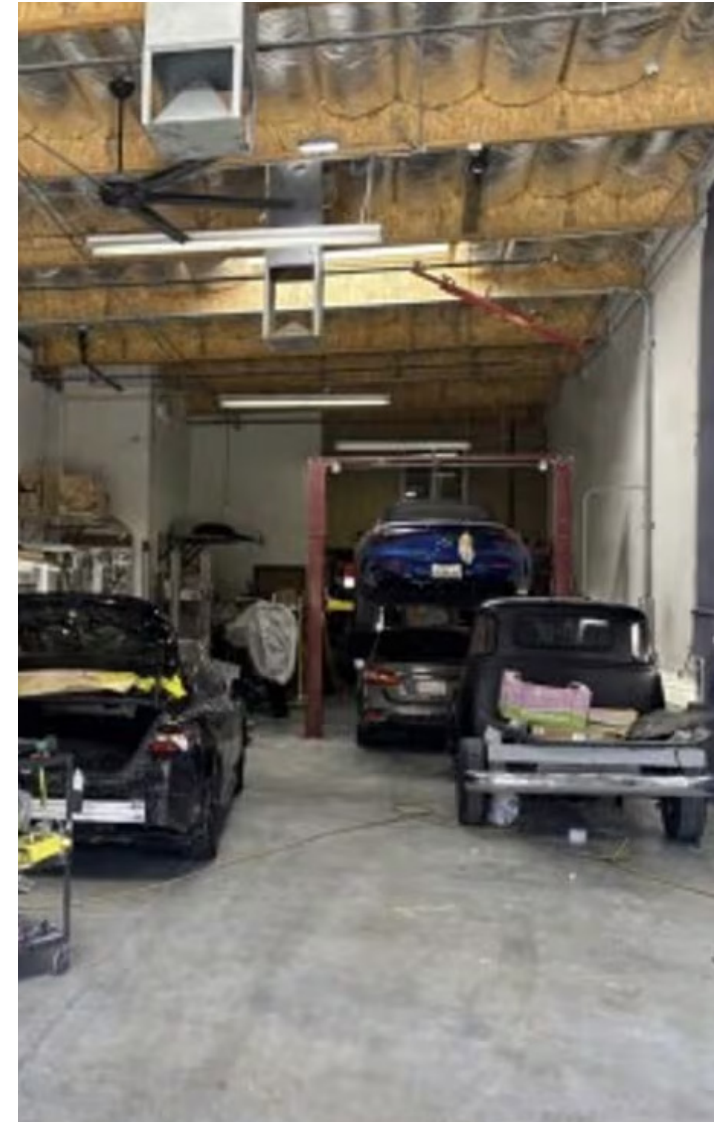
ZONING

RC

APN

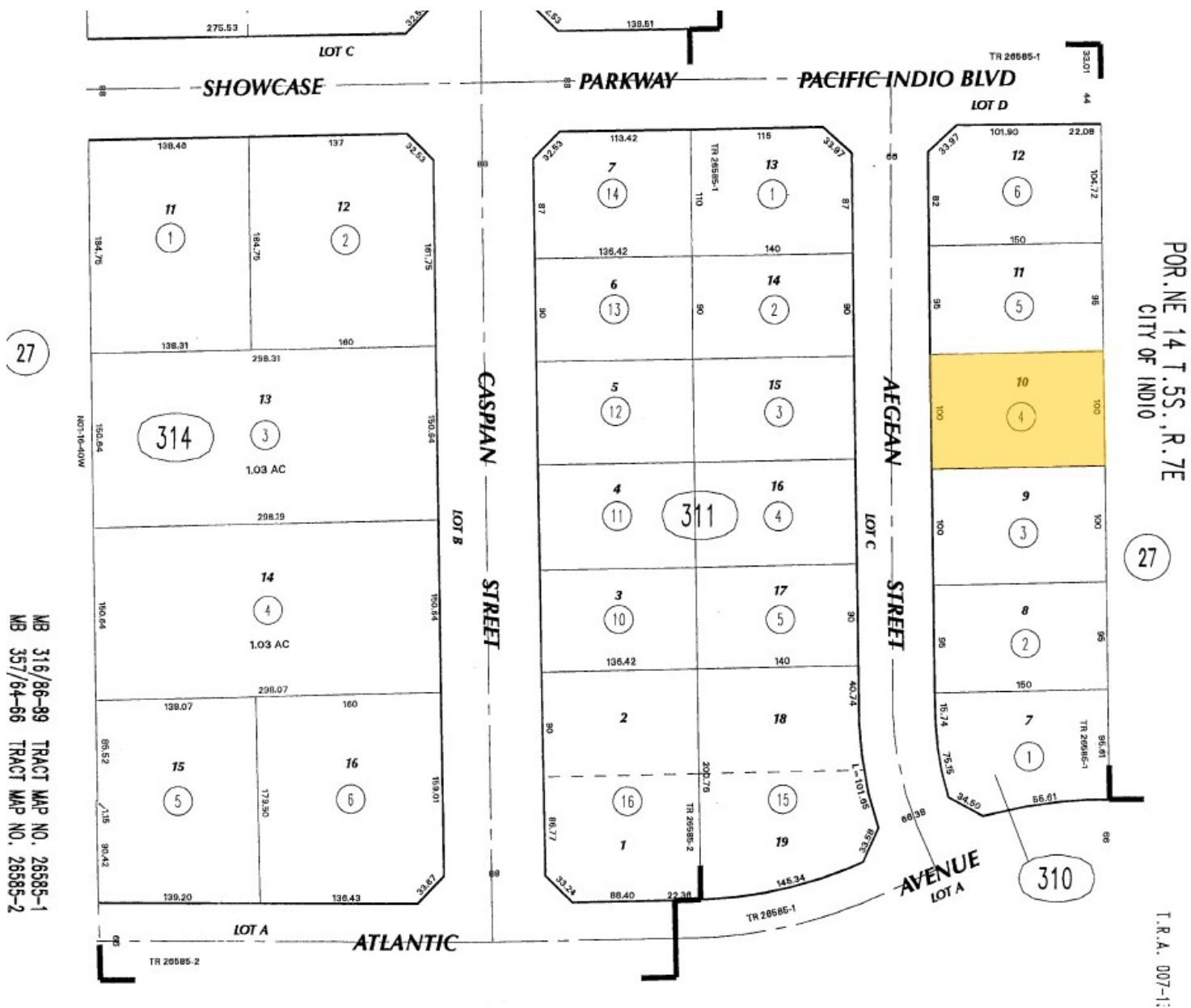
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PLAT MAP

PRIME INDIO INDUSTRIAL OPPORTUNITY



PROPERTY PHOTOS



NEIGHBORHOOD

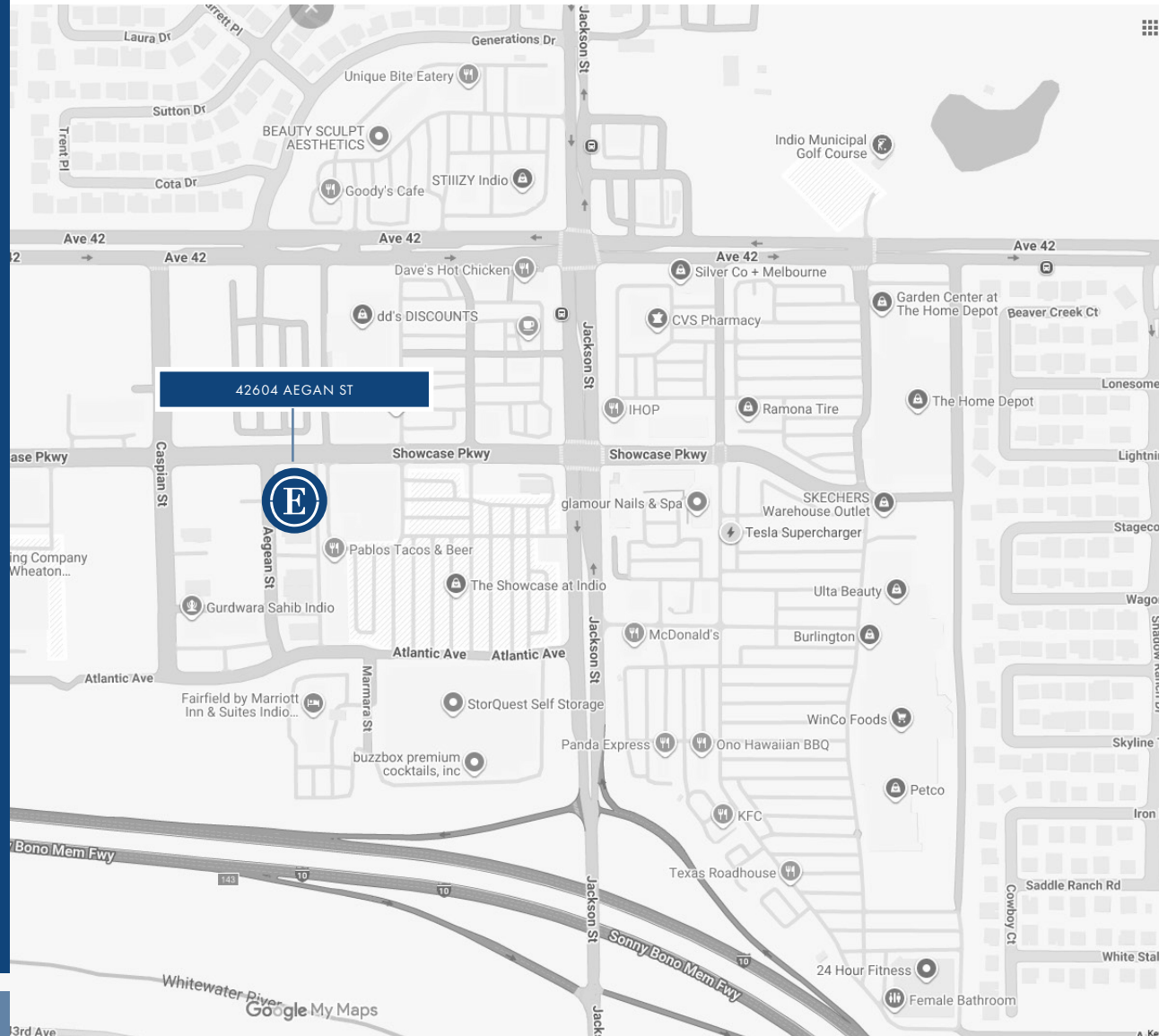
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About the neighborhood

The area surrounding 42604 Aegean St in Indio, California is primarily a commercial and light-industrial district characterized by warehouses, service businesses, and auto-related uses, benefiting from immediate access to Interstate 10, which makes the location convenient for transportation and logistics. While Aegean Street itself has a working, business-oriented feel, the broader 92203 ZIP code transitions quickly into mixed-use and residential neighborhoods, including North Indio subdivisions with single-family homes and newer developments typical of the growing Coachella Valley. Within a short drive, residents and workers have access to a variety of restaurants, bakeries, and local services, as well as community parks and recreational areas throughout Indio. Overall, the neighborhood combines a functional industrial core with nearby suburban residential areas and everyday amenities, offering both accessibility and convenience.

WALK SCORE

58/100 'Somewhat Walkable'



42604 Aegan St

INDIO, CA 92203

WELL-POSITIONED PRIME INDIO INDUSTRIAL OPPORTUNITY

INDUSTRIAL

LISTED BY

STEVE SANCHEZ

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