

Ideal for Manufacturing, Warehousing, Auto Repair/ Service, Food Users, Art Storage or Specialty Uses requiring Full Temperature Controlled Facility

UNIT A: $\pm 13,500$ SF | UNIT B: $\pm 9,500$ SF

**FULLY
RENOVATED**

**ONLY
\$0.65 PSF NNN!!
LOWEST PRICE
SPACE IN MARKET**

**SALE PRICE
\$3,657,000
\$159 PSF**

[Click Here 1st Floor Video](#)

360°

LEASE WITH OPTION TO PURCHASE

[Click Here 2nd Floor Video](#)

360°

**FOR
SALE/
LEASE**

**$\pm 23,000$ SF INDUSTRIAL WAREHOUSE
DIVISIBLE TO $\pm 13,500$ SF & $\pm 9,500$ SF UNITS**

3535 N ANZA ROAD
PALM SPRINGS, CA 92262

ROCKY MORAN | Sr. Vice President
951.276.3681
rmoran@leeriverside.com
DRE 01841701

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- ▶ Total Building Available for Sale: \$3,657,000 or \$159 PSF
- ▶ ±23,000 SF or Divisible to 2 Units: (Unit A: ±13,500 SF) , (Unit B: ±9,500 SF)
- ▶ All Units and Sizes are \$0.65 PSF NNN (with \$0.19 PSF OPEX)
- ▶ Private Gated Yard
- ▶ 3,000 Amps of Power
- ▶ Full Temperature Controlled Warehouse, 40 New HVAC Units on Roof
- ▶ Ideal for Food Users, with Floor Drains Throughout
- ▶ (2) Industrial Grade Chillers
- ▶ Flexible Heavy Zoning
- ▶ Fully Renovated
- ▶ Corner Location in Highly Image Industrial Development
- ▶ Ideal for Manufacturing, Warehousing, Distribution, Auto Repair or Auto Service or any Specialty Use requiring HVAC in Warehouse
- ▶ Easy Access to 10 Fwy or Hwy 111
- ▶ 4 Roll Up Doors (2 Per Unit)
- ▶ Fully Sprinklered
- ▶ 16' - 18' Clear Heights Throughout
- ▶ Backup Generator for Full Building
- ▶ Equipped with High Tech Security System Capabilities
- ▶ Located North of Downtown Palm Springs just West of Indian Canyon Drive in the Industrial Area

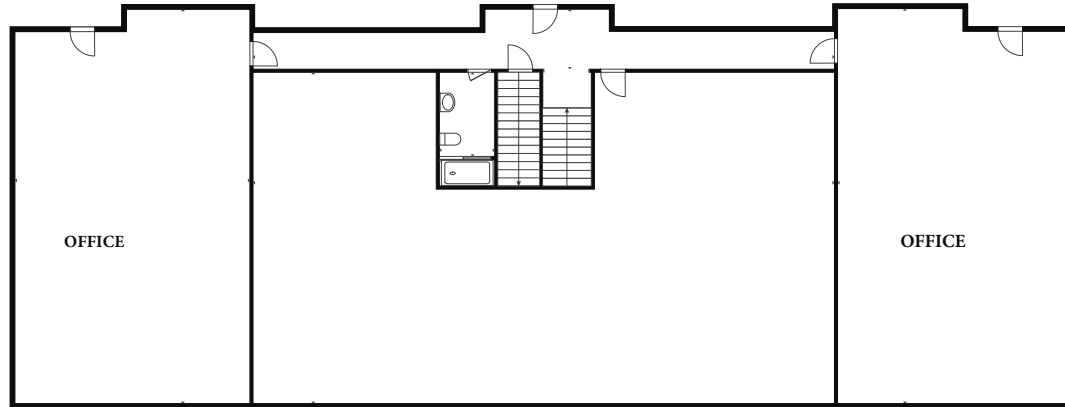
ROCKY MORAN | Senior Vice President | 951.276.3681 | rmoran@leeriverside.com | DRE 01841701

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

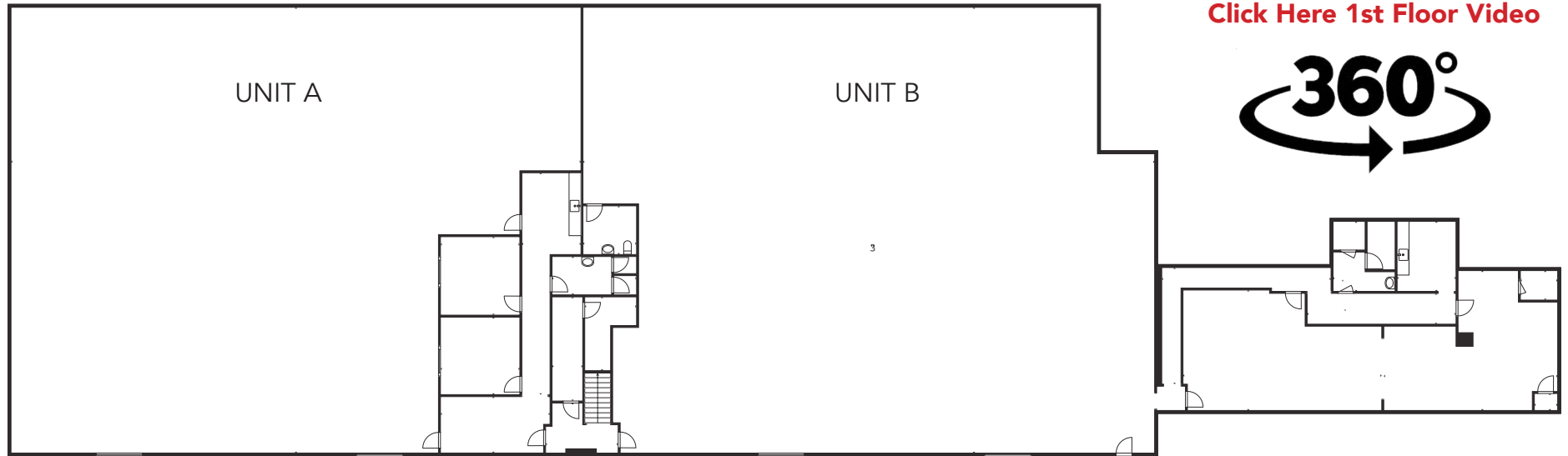
[Click Here 2nd Floor Video](#)



2nd Floor



[Click Here 1st Floor Video](#)



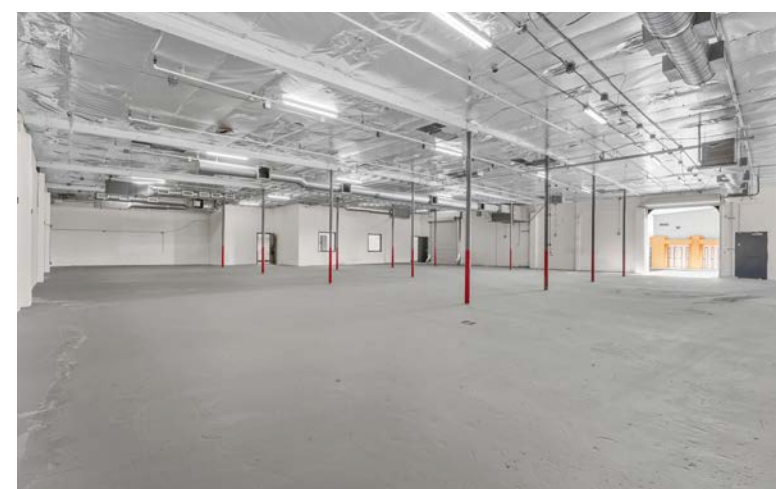
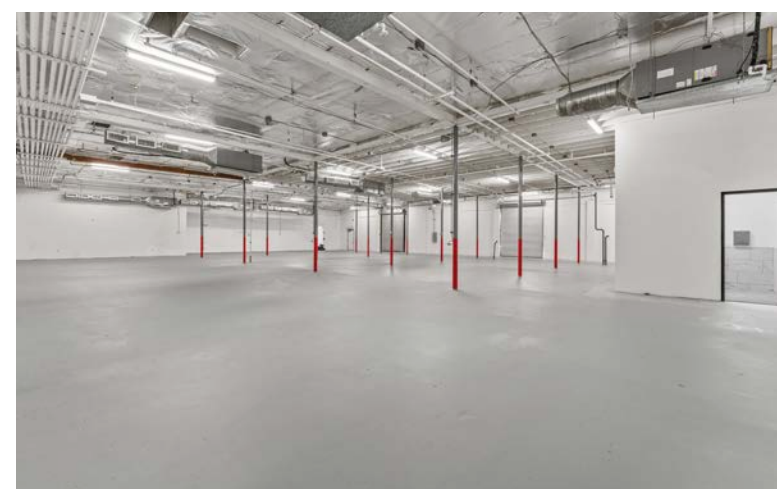
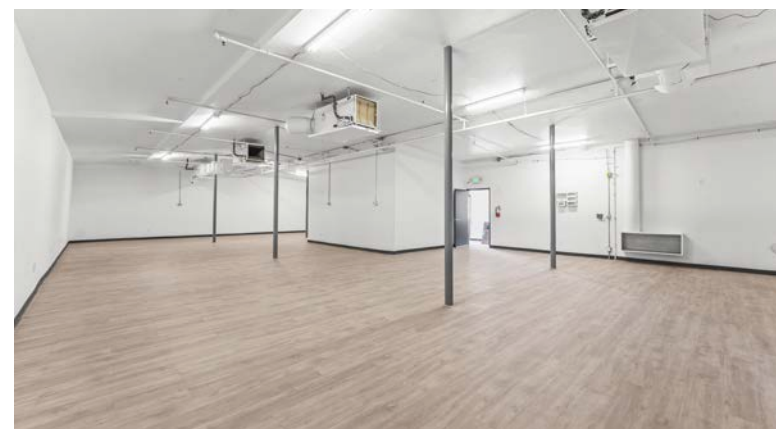
First Floor

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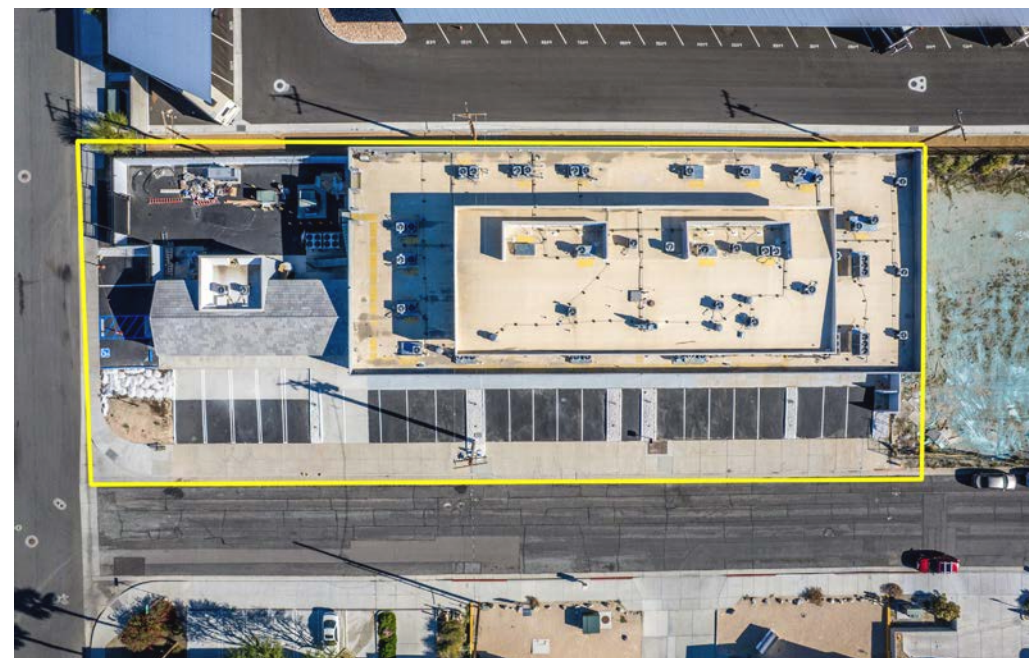


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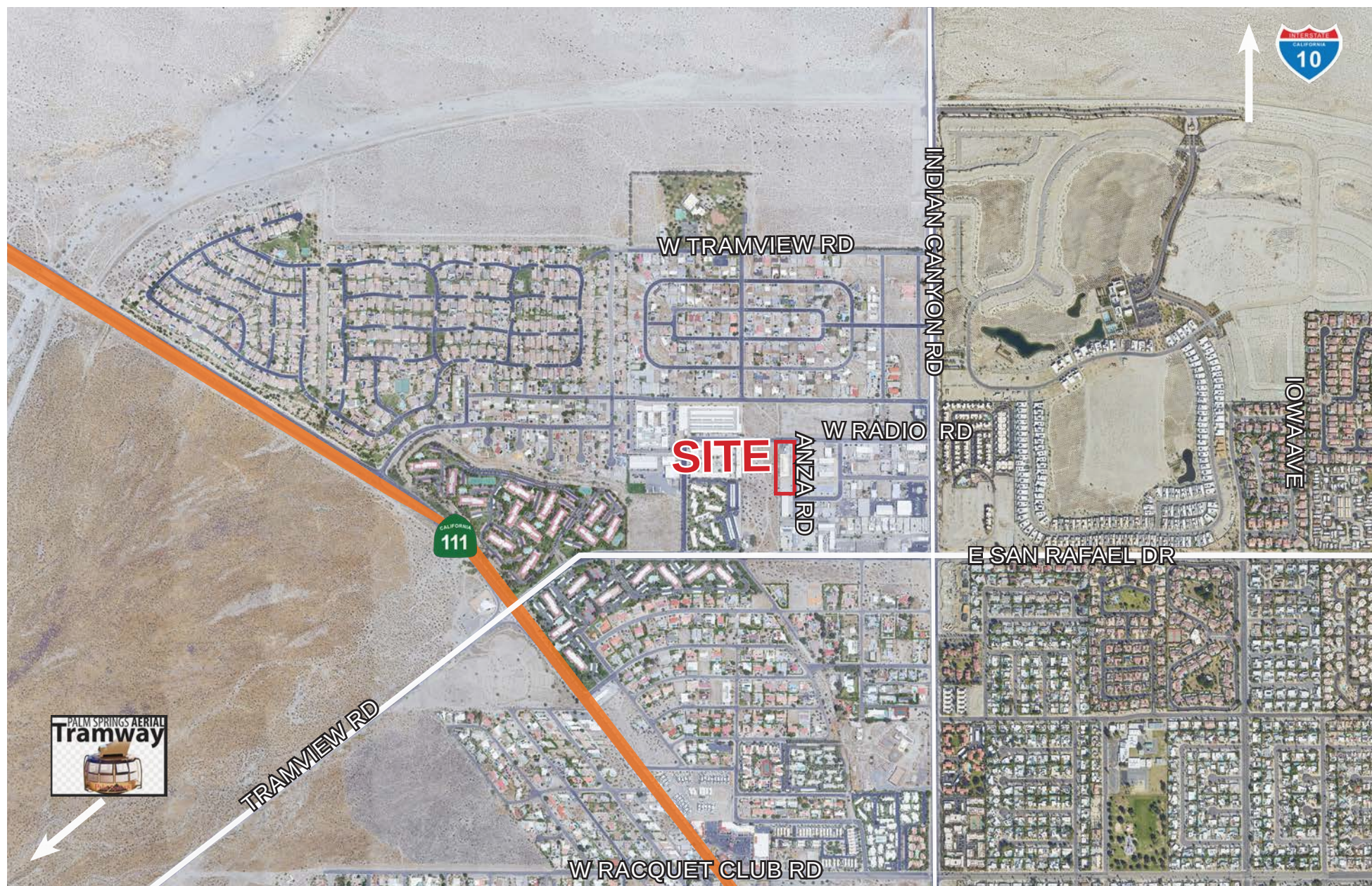


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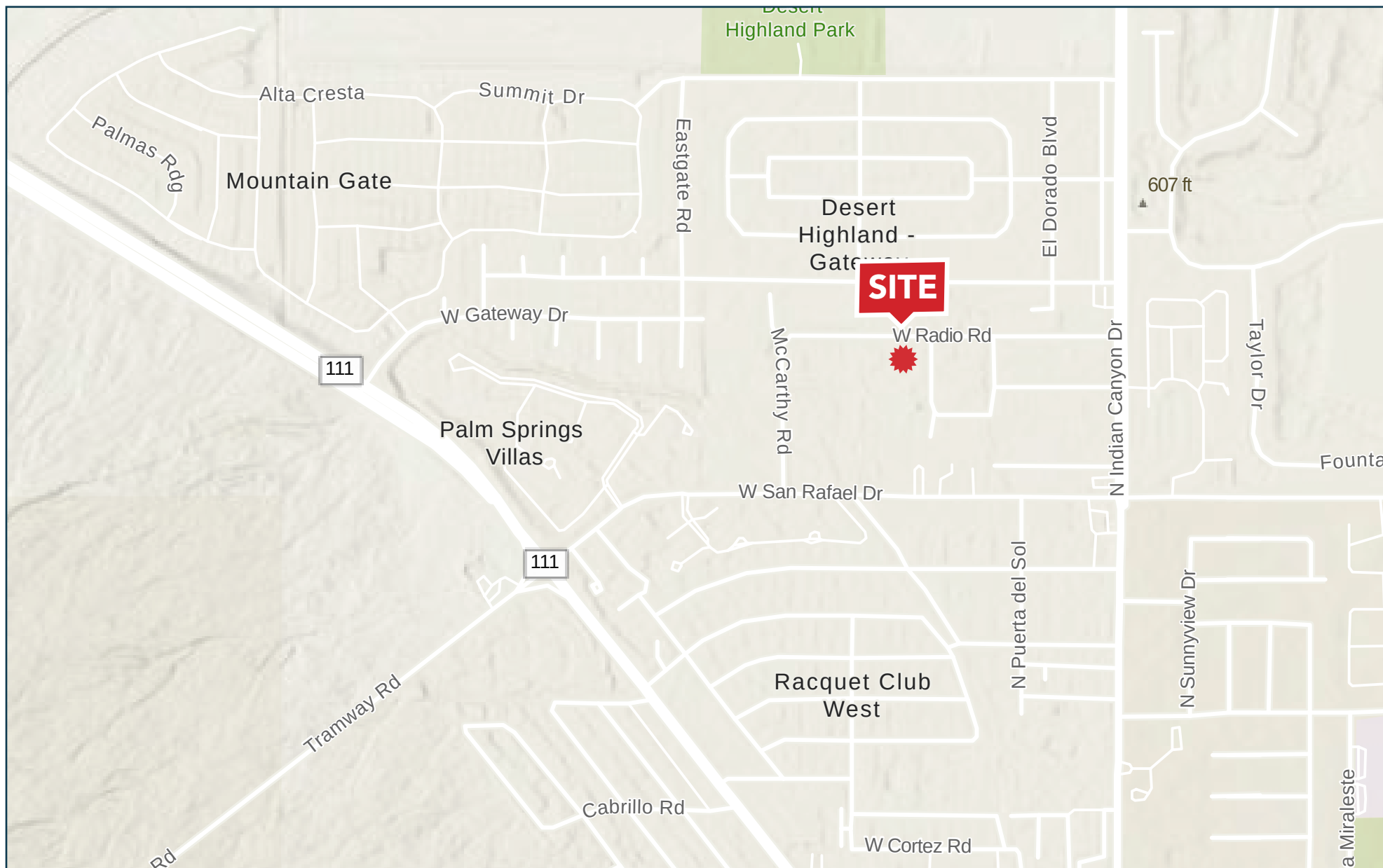
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LOCATION MAP



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