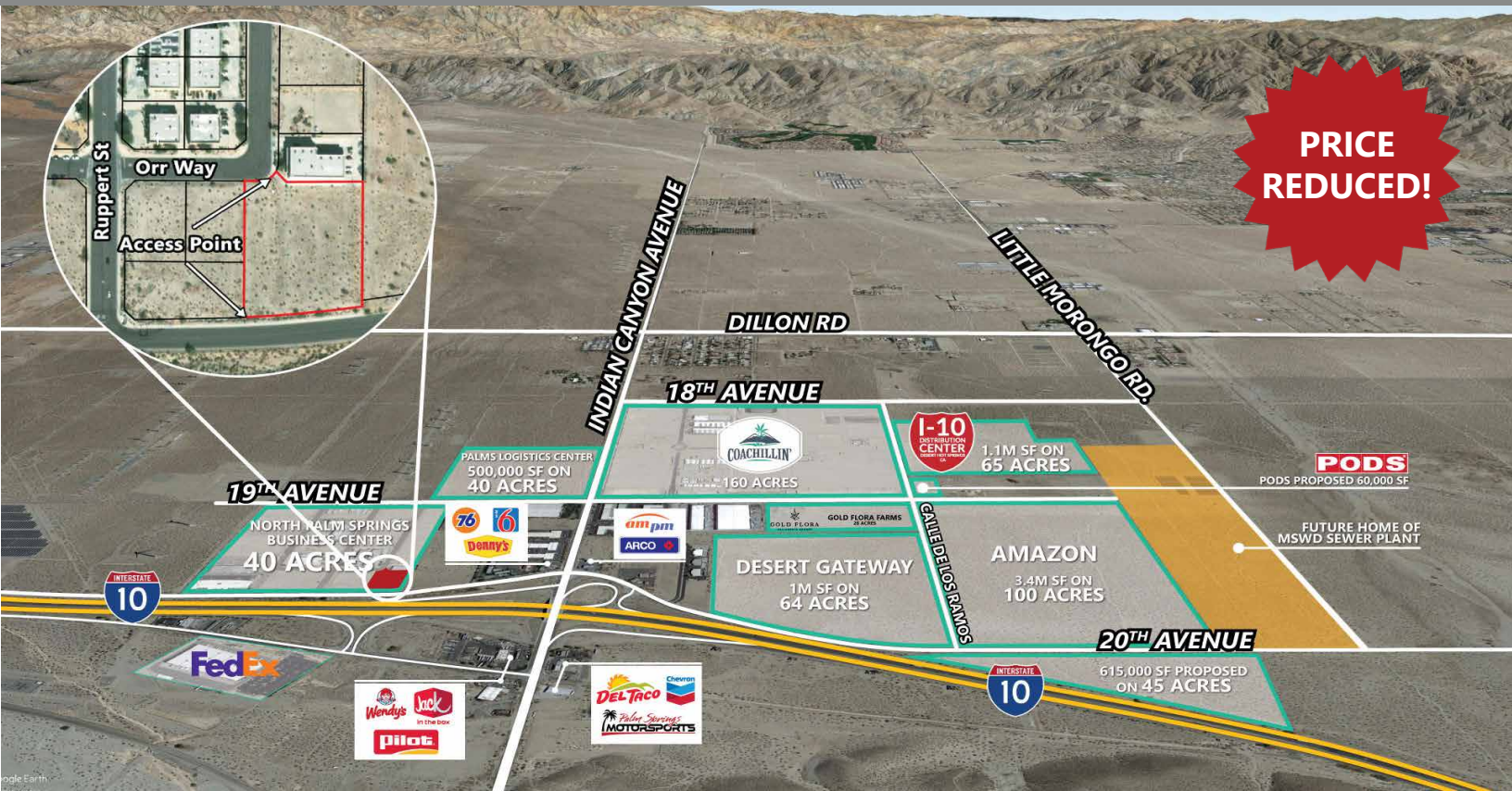


2.11 ACRES INDUSTRIAL LAND FOR SALE

NORTH PALM SPRINGS BUSINESS CENTER



63755 ORR WAY, PALM SPRINGS, CA

FEATURES

- Excellent I-10 Freeway frontage, 181,000 average daily traffic
- Close proximity to Amazon's 3.4M SF Proposed Warehouse Site
- First eastbound interchange for the Coachella Valley
- Cannabis friendly city with \$5/SF cannabis tax
- Fully improved lot with curb and sidewalk
- Industrial zoning allows for a wide variety uses
- Easy freeway access to I-10 - only 100 miles from Downtown Los Angeles and 6 miles to Palm Springs International Airport
- 2 Driveways
- Also available for Lease

ASKING PRICE: \$475,000 (\$5.16/SF)

REDUCED FROM: \$725,000 (\$7.88/SF)



VICINITY MAP



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2.11 ACRES INDUSTRIAL LAND FOR SALE

AERIAL & SITE AMENITIES



Directions: From I-10 traveling east, take exit 120 onto N Indian Canyon Dr. Turn left (east) onto Garnet Ave and left (North) on Indian Canyon Dr. Travel approx. .3 mi and turn left onto 20th Avenue. In approximately .25 mi, the property will be to your right.

SITE AMENITIES

- **Location:** The property is located on 20th Ave, 1/4 mile west of Indian Canyon Dr., Palm Springs, CA
- **Zoning:** M-2 (manufacturing)
- **General Plan:** Regional Business Center
- **APN:** 666-423-005 **Legal:** Lot 62
- **Parcel Size (According to County Assessor's Information):** 2.11 Acres Net - 2.28 Acres Gross
- **Site Improvements:** Improved road with curb
- **Utilities:**
 Electric: To Site
 Water: 12 inch line on 20th avenue
 Sewer: Sewer plant under construction nearby
- **Flood Zone:** 500-year zone.
- **Earthquake Fault Zone:** No
- **Topography:** Flat
- **Terms:** Cash; Seller financing available at 50% down & 50% carryout with seller 10% interest rates for 5 years; Also available for lease
- **POA Association Cost:** \$1,200 per year
- **Comments:** Property is located in North Palm Springs Industrial Park and is part of POA association. Access is off both 20th Ave and Orr Way.



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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.