

4,500 SF INDUSTRIAL SPACE

FOR LEASE - PALM SPRINGS



1130 N VALDIVIA WAY, SUITE C, PALM SPRINGS

FEATURES

- Approximately 4,500 SF fully air conditioned office/warehouse space with office, restroom, warehouse, and two roll-up doors
- Adjacent to Palm Springs International Airport
- Just off Gene Autry Trail, with direct access to I-10, just 3 miles north
- Excellent visibility
- Impressive traffic counts of over 46,000 cars per day on Gene Autry Trail

LEASE RATE: \$1.25/SF/MO MOD. GROSS



VICINITY MAP



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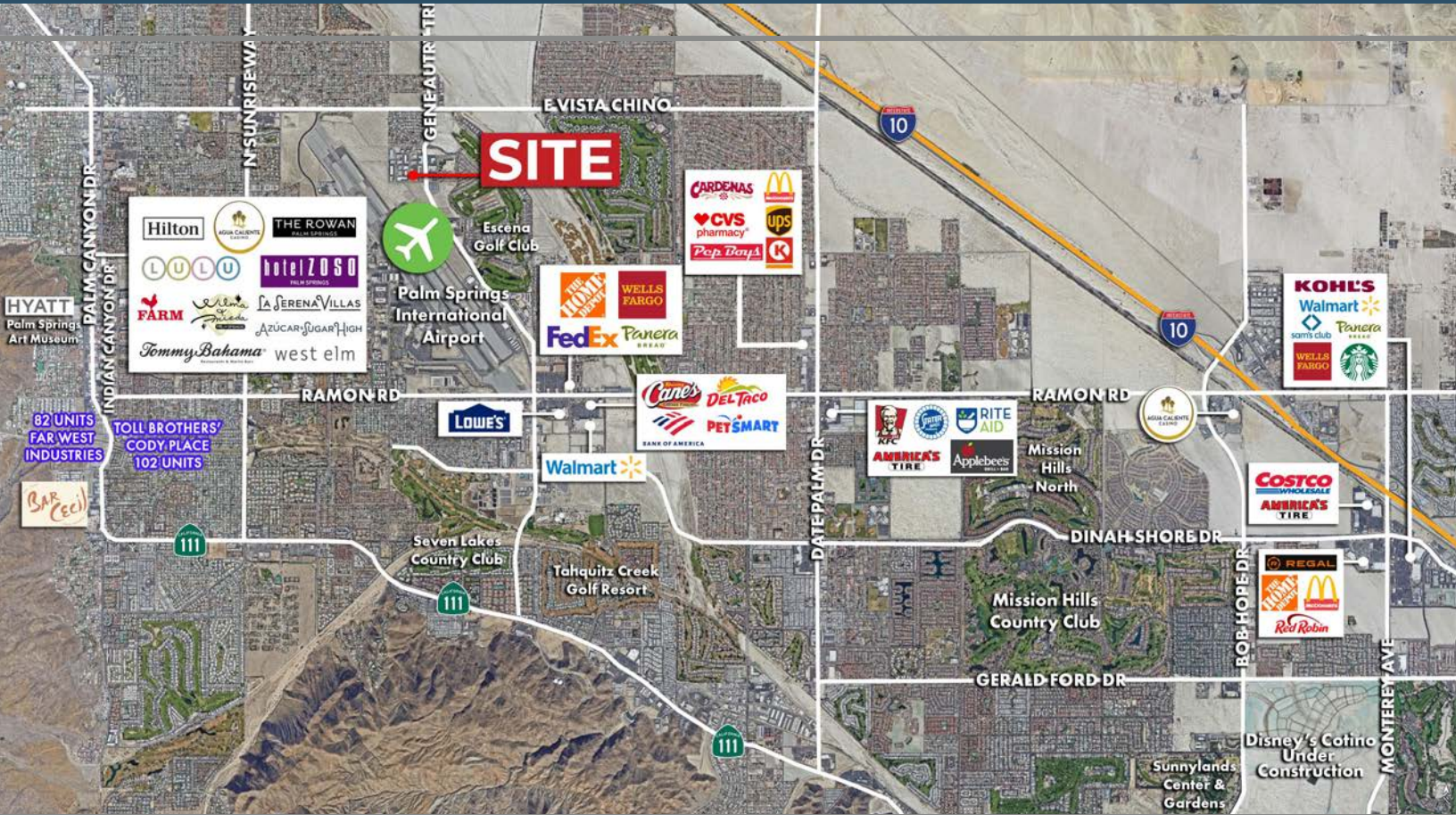


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APPROX. 4,500 SF SPACE FOR LEASE

AERIAL & SITE AMENITIES

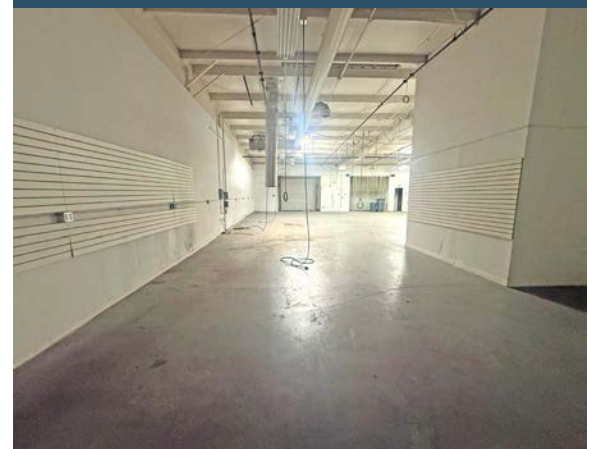
1130 N VALDIVIA WAY, PALM SPRINGS



SITE AMENITIES

- **Location:** Property is located at 1130 N Valdivia Way, Palm Springs CA
- **Zoning:** [Click here to view M-1P \(Planned Research and Development Park\)](#)
- **General Plan:** [Click here to view Industrial](#)
- **APN:** 677-453-003
- **Unit Size:** Approx. 4,500 SF
- **Year Built:** 1950
- **Roll-Up Doors:** Two
- **Clear Height:** 18 ft.
- **Airport Zones:** [Partially B1 / Partially C - Click for details](#)
- **Utilities:** Electric: SoCal Edison
Domestic Water: Desert Water Agency
Sewer: City sewer
- **Comments:** Highly desired warehouse space with private offices next to Palm Springs International Airport. Easy access to Interstate 10 and downtown Palm Springs.

WAREHOUSE



TRAFFIC COUNTS

Gene Autry Trail / Artisan Way S	25,880 CPD
Gene Autry Trail / Artisan Way N	20,481 CPD

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