

# 45585 Commerce Street, Indio, CA 92201

## FOR LEASE



### PROPERTY SUMMARY:

**Total Building Size:** 66,116 SF

**Available Space:** 51,941 SF

**Year Built:** 1975

**Lot Size:** 4.46 acre

**Zoning:** M- Manufacturing

**Leasing Inquiries:**  
**(415) 747-9129**  
4shervin@gmail.com

### WAREHOUSE FEATURES:

- 36,188 SF Available Industrial Space
- ~50,000 SF Exclusive Gated Yard Space
- (7) Rollup Doors
- (5) Drive-In Bays
- (8) Exterior Dock Doors
- ~50,000 SF Parking & Loading Area
- Power Supply: 1,200 amp 3 phase
- Fire Sprinkler System
- (6) Evaporative Coolers
- Hot water Boiler
- Warehouse Office Tower 81 SF
- (1) additional Office Room
- M/F Restrooms with (3) stalls each
- New roof installed in 2022

### OFFICE FEATURES:

- 2,553 SF Available Office Space
- (2) Floors
- Office Reception area
- (7) Office rooms
- (3) Restrooms with (2) Showers
- Break Room
- Patio
- (3) AC units

### STORAGE FEATURES:

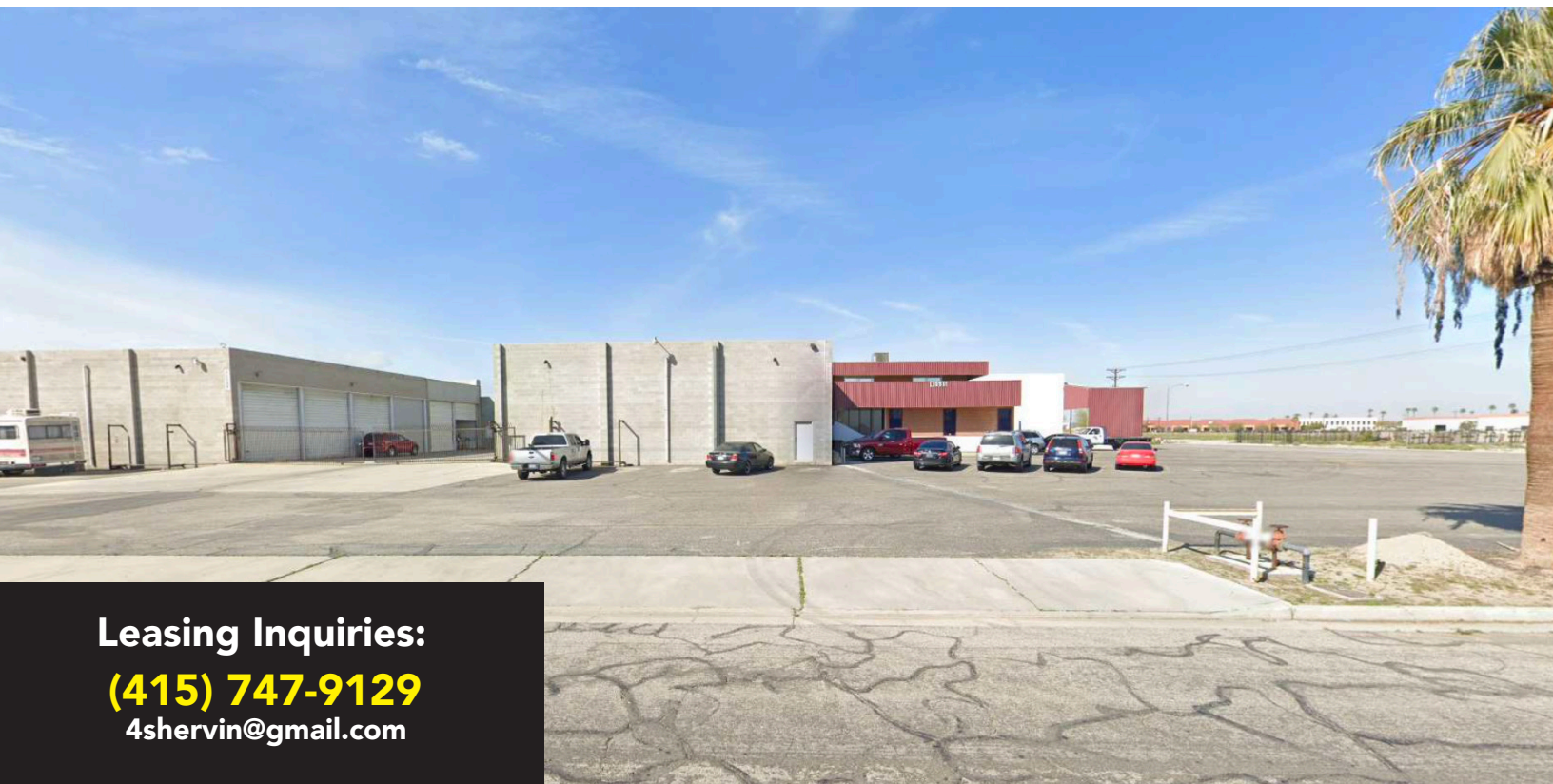
- 6 Separate Storage Units Available
- each: approx. 2,200 SF
- One NEW Rollup Door
- New roof installed in 2022



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Located on the corner of Commerce Street and Citrus Street in Indio, CA. This site offers easy access to the I-10 freeway and Highway 111.

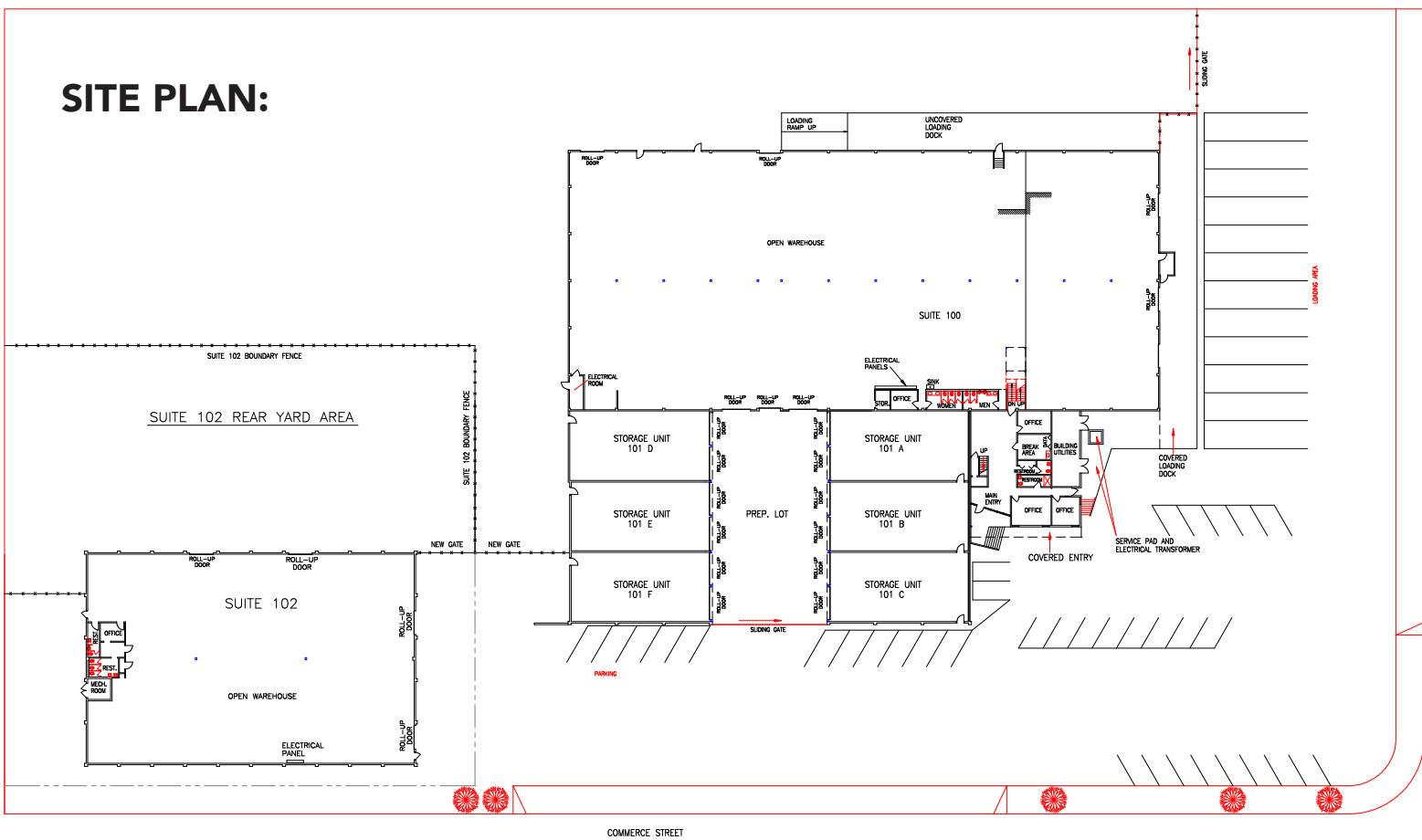


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## SITE PLAN:

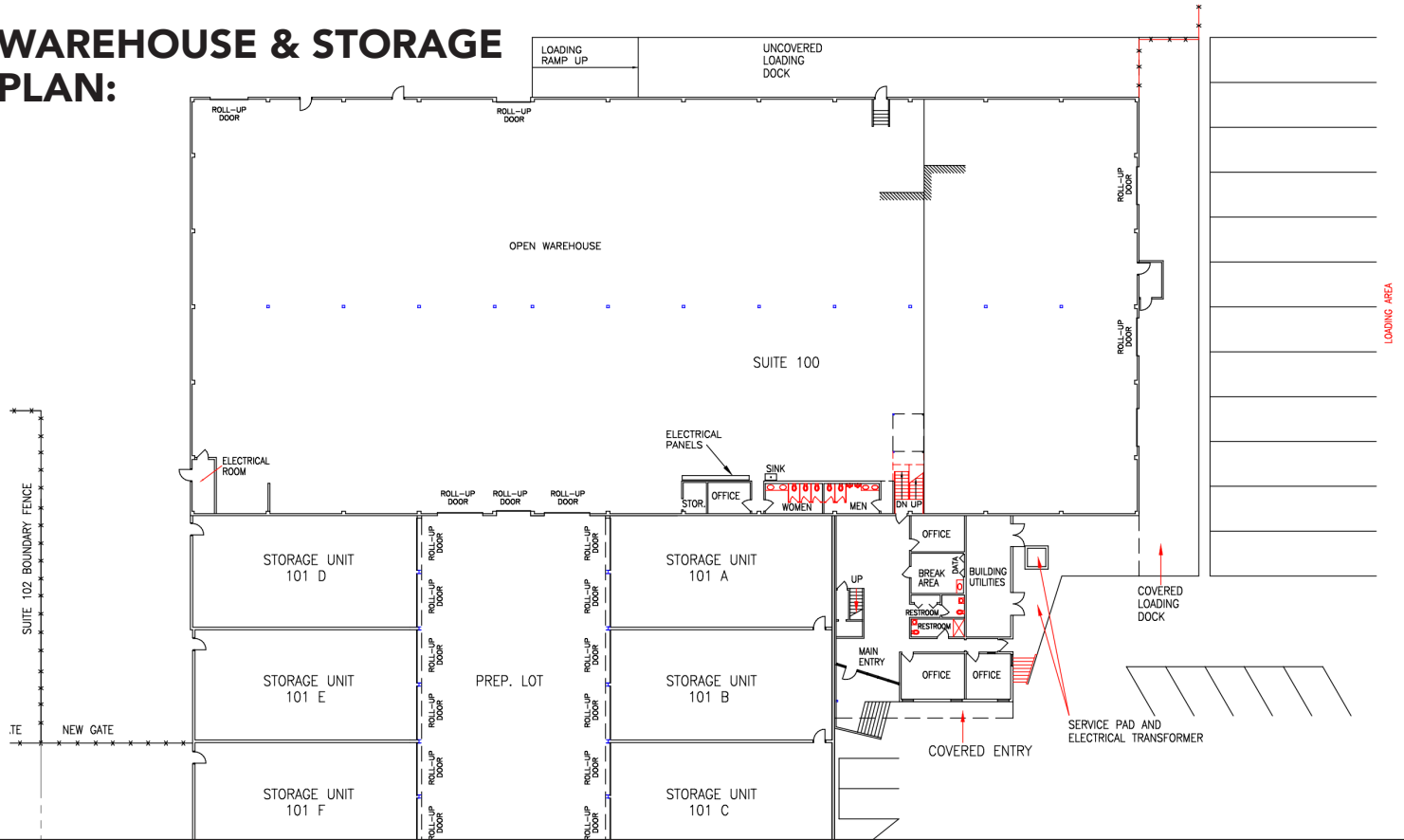


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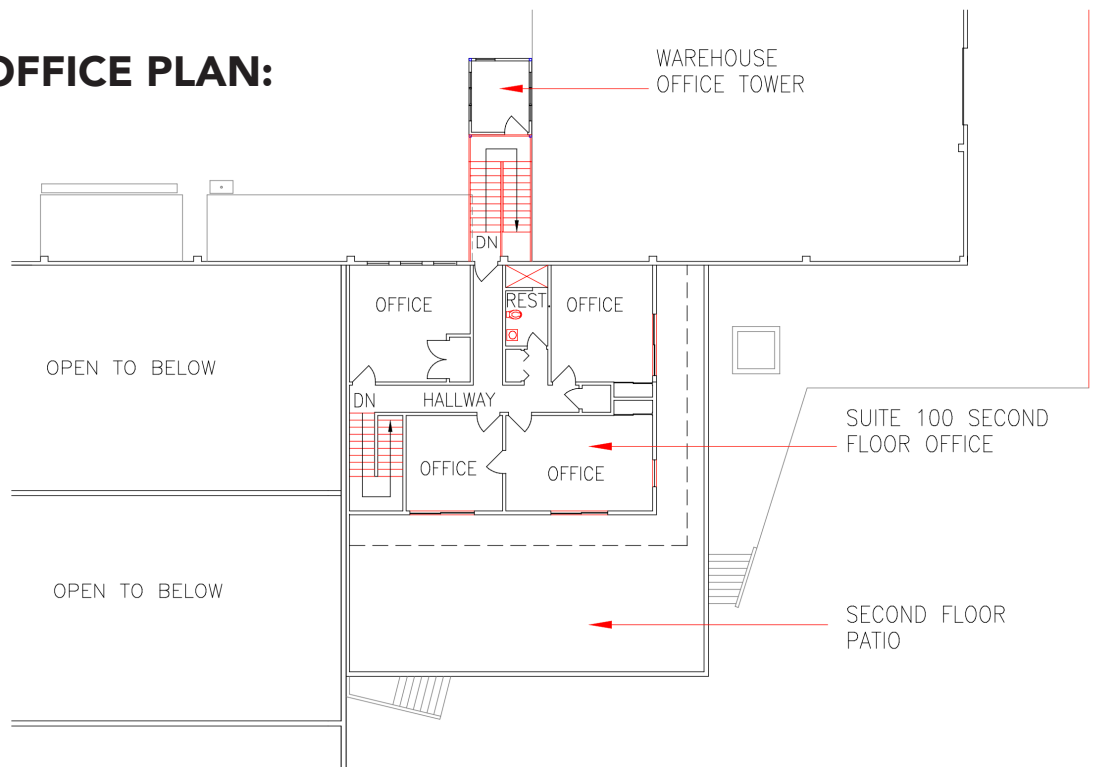
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## WAREHOUSE & STORAGE PLAN:



## SECOND FLOOR OFFICE PLAN:



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