

INDUSTRIAL FLEX BUILDING



1241 S. Gene Autry Trail Palm Springs, CA



Vkrz urrp ##

- ◆ Sales Price \$1,450,000. \$200 psf
- ◆ In the Gene Autry Business Park
- ◆ 7243 sf building
- ◆ 5145 sf first floor (interior meas.)
- ◆ 2098sf second floor (int. meas.)
- ◆ 33. Ac lot
- ◆ Built 1991
- ◆ Precast concrete construction
- ◆ APN# 680-570-008
- ◆ Zoned M-1
- ◆ HVAC for office/showroom
- ◆ Desert Coolers for Warehouse
- ◆ 2 bathrooms—one with shower
- ◆ Large workroom and 2 interior ofc

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DRE #00751437

1241 S. Gene Autry Trail



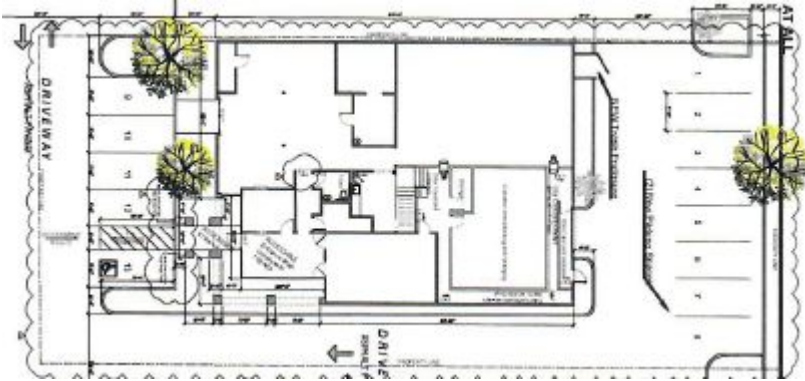
Large Workroom downstairs



Showroom and Lobby



Fenced Yard in rear of building



Upper Mezzanine storage or offices



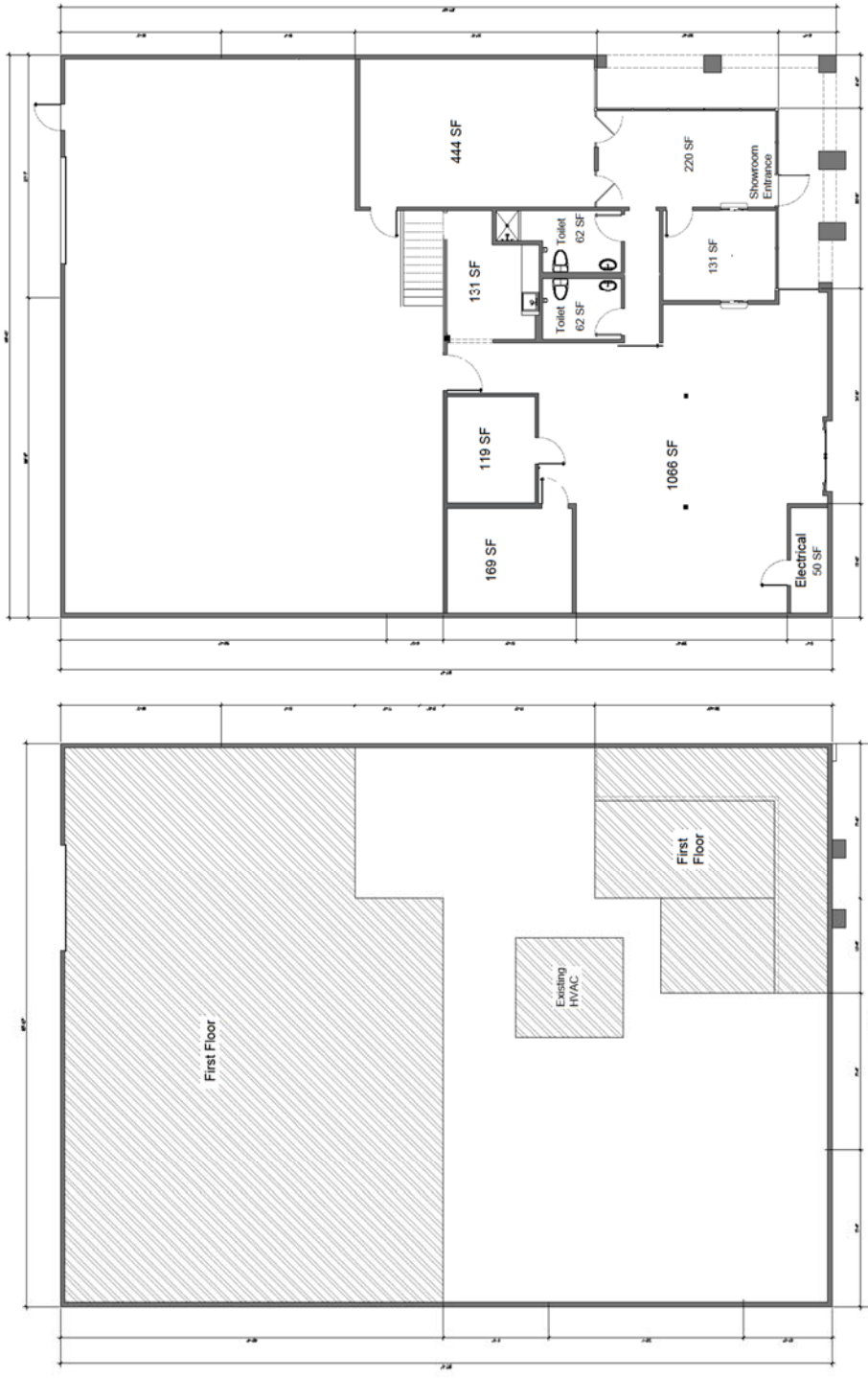
Warehouse with mezzanine above

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The above information, while not guaranteed, has been obtained from sources deemed reliable and is subject to change without notice. Buyer must verify the information and bears all risks for any inaccuracies.

1241 S. Gene Autry Trail Floor plan



UPPER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

LOWER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

Wall / Partitions Legend
Existing Walls

Square Footage
Lower Level: 5145 SF
Upper Level: 2088 SF



SEVEN WYLYK
MECHANICAL ENGINEER
SIGNATURE OR STAMP
IN RESPONSIBLE CHARGE

AS BUILT FLOOR PLAN:
1241 S GENE AUTRY TR. PALM SPRINGS, CA 92264

REVISED BY DATE
REV 1 S.J.W. 5.1.19

PROJECT TITLE:
Existing Floor Plan

DATE: 5.1.19
BY: S.J.W.
SCALE: 3/16" = 1'-0"
PROJECT: 1241

P2
Floor Plan

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1239 S Gene Autry Tr.Gene Autry Business Park
Palm Springs, CA 92264

Class B Warehouse Building of 5,314 SF Sold on 1/26/2024 for \$1,560,000 - Research Complete

buyer**Michael Crahan**
c/o Ingrid Baddour
15821 Ventura Blvd
Encino, CA 91436
(212) 684-3200**seller****Kurtis Magee**
17595 Harvard Ave
Irvine, CA 92614
(925) 785-9818**vital data**

| | | | |
|-------------------|---------------------|---------------------|--------------------------|
| Escrow/Contract: | - | Sale Price: | \$1,560,000 |
| Sale Date: | 1/26/2024 | Status: | Confirmed |
| Days on Market: | - | Building SF: | 5,314 SF |
| Exchange: | No | Price/SF: | \$293.56 |
| Conditions: | - | Pro Forma Cap Rate: | - |
| Land Area SF: | 14,810 | Actual Cap Rate: | - |
| Acres: | 0.34 | Down Pmnt: | - |
| \$/SF Land Gross: | \$105.33 | Pct Down: | - |
| Year Built, Age: | 1990 Age: 34 | Doc No: | 0038528 |
| Parking Spaces: | 12 | Trans Tax: | \$1,716 |
| Parking Ratio: | 2.26/1000 SF | Cornr: | No |
| FAR: | 0.36 | Zoning: | M-1, Palm Springs |
| Lot Dimensions: | - | No Tenants: | 1 |
| Frontage: | - | Percent Improved: | 80.0% |
| Tenancy: | Single | Submarket: | Coachella Valley |
| Comp ID: | 6695658 | Map Page: | - |
| | | Parcel No: | 680-570-007 |
| | | Property Type: | Industrial |

Subject property:**1241 S Gene Autry Trail****Bldg. SF: 7243****List Price: \$1,599,000****Price per sq. ft \$220.76****Property next door:****1239 S. Gene Autry Trail****Bldg. SF 5314****Sold Price: \$1,560,000. Jan 26,2024****Price per sq. ft. \$293.56****TERRI RYAN**
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