



## FOR LEASE

79811 Country Club Dr, Ste. B-7  
Bermuda Dunes, CA 92201



### Offering Summary

Property Type:	Industrial
Lease Rate:	\$1.00 SF/month (NNN)
NNN's:	\$0.30/sf
Available SF:	2,250 SF
Year Built:	1987
Zoning:	I-P

### Property Overview

This approximate 2,250 sf industrial suite features a large reception/showroom, (1) private office, and a restroom. The interior of the suite has been fully remodeled, with new paint, carpeting, and LED lighting. The remainder of the suite is warehouse space.

The warehouse features an approximate 14' clear height, a 12' roll-up door, insulated ceiling, evaporative cooler, and LED lighting. The space has a 200 amp, 3 phase electrical service.

Additionally, this unit does have a shared yard space, which is secured.

### Location Overview

Centrally located in the Coachella Valley, this site features easy access to the I-10 freeway via the Washington or Jefferson interchanges.

This property is located within the Imperial Irrigation District for electricity, which is a more affordable electricity provider than SCE.

Matthew V. Johnson  
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matt@johnsoncommercial.net  
CalDRE #00927239

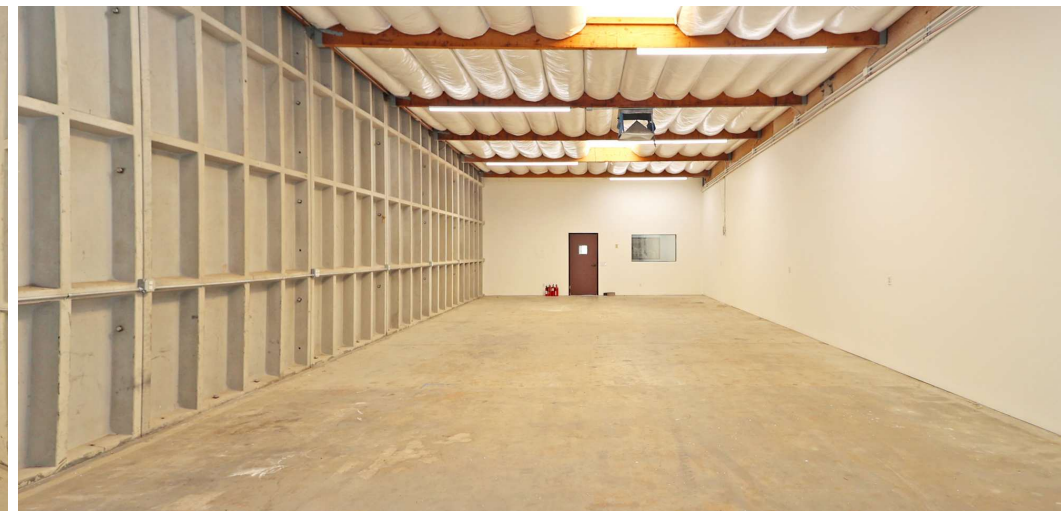
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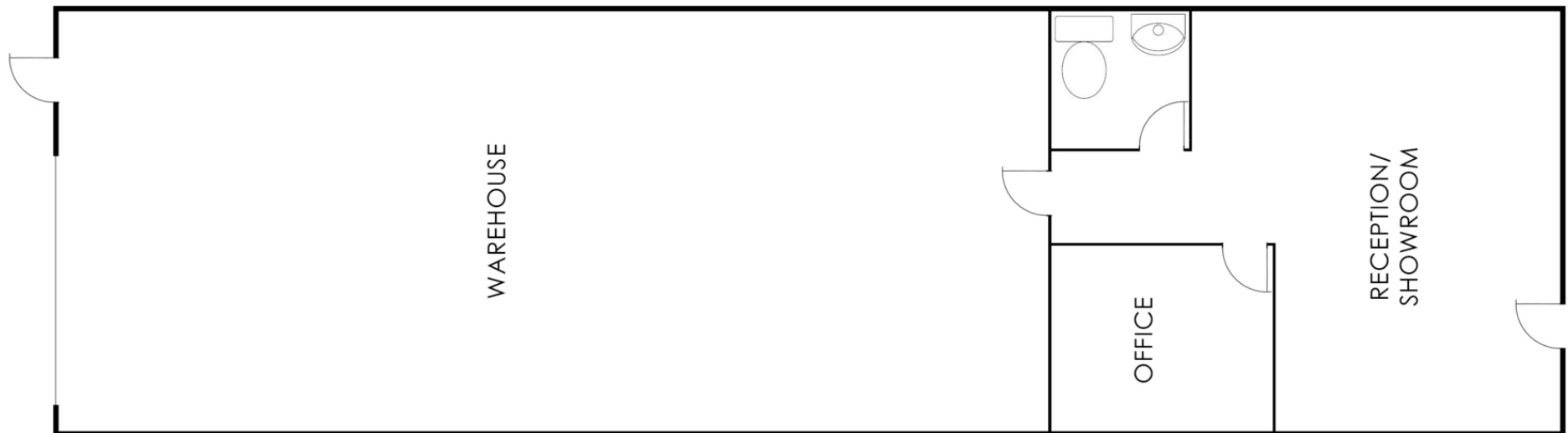
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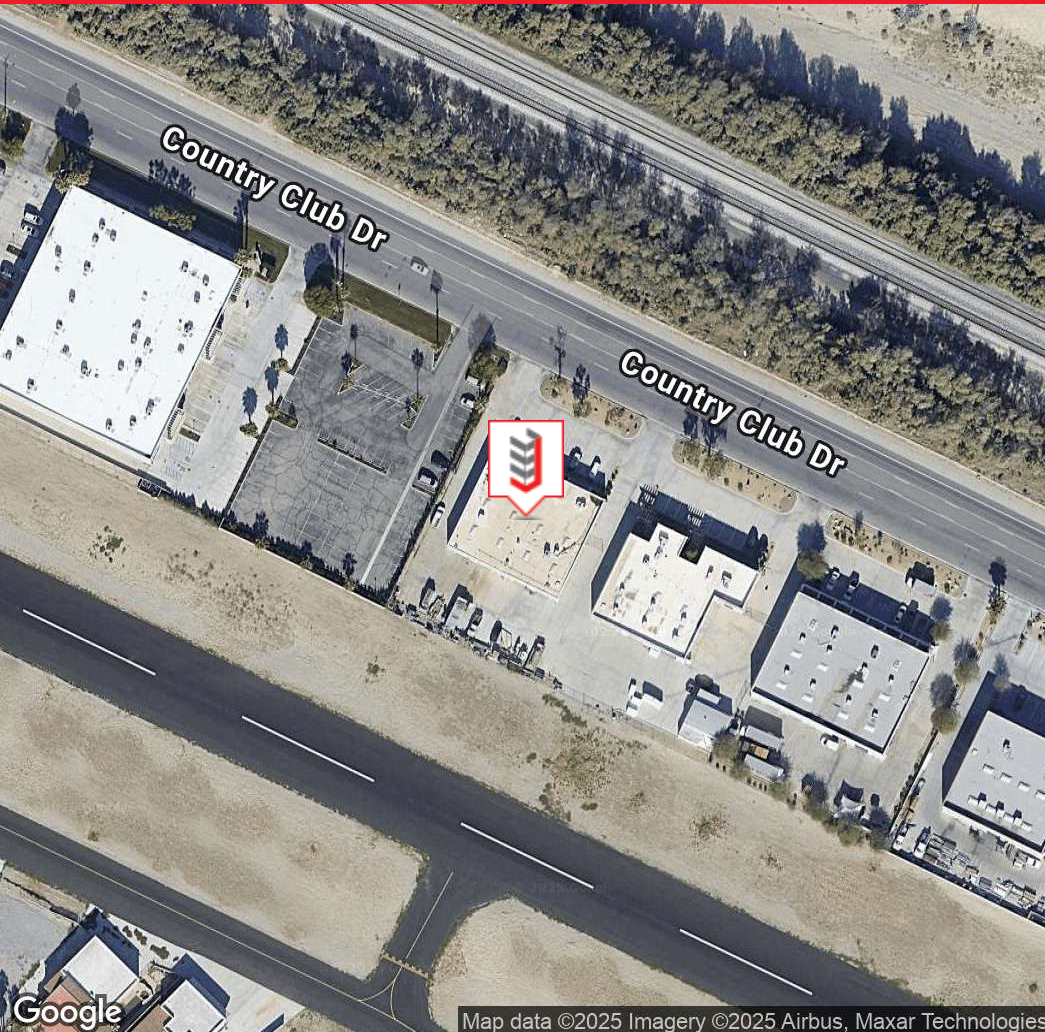
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