

INDUSTRIAL BUILDING FOR SALE

Desert Golf Business Park | 72-350 Quarry Trail, Thousand Palms, CA 92276



FOR SALE:
\$1,773,750



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PROPERTY HIGHLIGHTS

INDUSTRIAL BUILDING FOR SALE
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- **Suite A is 5,540 square feet.**
 - » Office area features Reception Area, Private Office, Conference Room, Storage Room, Restroom, and Kitchen Area.
 - » Warehouse features Private Office, Restroom, 18' clearance, 14' ground level door, and man door.
- **Suite B is 1,960 square feet.**
 - » Office area features Reception Area, two Private Offices, Restroom, and Kitchen Area.
 - » Warehouse features 18' clearance, 14' ground level door, hand sink, and man door.
- HVAC In the office and Evaporative Coolers in the warehouse.
- Concrete Tilt-up Construction with a Composite Roof.
- Zoned I-P which allows for most Industrial uses.
- Freeway accessible. Served by the Bob Hope Drive and Monterey Avenue freeway exits.
- IID Power
- APN 650-080-071





Reception Area



Private Office



Conference Room



Kitchen Area



Private Restroom



Storage Room



Warehouse



Warehouse Private Office



Reception Area



Private Office



Private Office



Kitchen



Restroom



AI Warehouse

THOUSAND PALMS, CALIFORNIA

Located in the heart of the Coachella Valley, Thousand Palms is an unincorporated community in Riverside County that offers exceptional accessibility and strategic positioning. Situated midway between the eastern and western ends of the valley, businesses located in Thousand Palms enjoy convenient access to the entire Coachella Valley market.

The area is served by two direct Interstate 10 access points via Bob Hope Drive and Monterey Avenue, providing efficient transportation connections for employees, customers, and distribution operations.

Thousand Palms continues to benefit from ongoing community investment, including a modern fire station, elementary school, public park, and a variety of restaurants and retail services. The community is conveniently located near Cathedral City, Palm Desert, and Rancho Mirage, placing residents and businesses within minutes of the region's major commercial and residential centers.

Desert Golf Business Park

The property is located within Desert Golf Business Park, a professionally managed private industrial park governed by an Owners Association responsible for maintaining roads, lighting, and architectural standards throughout the development.

Available utilities include:

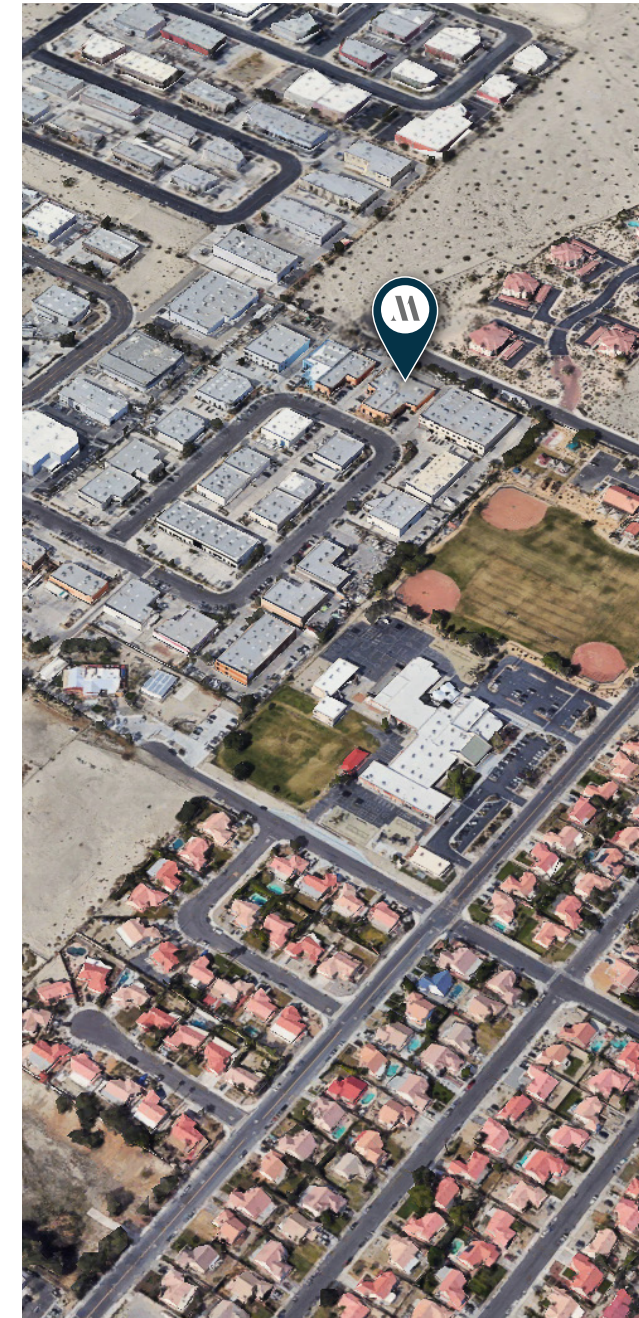
- IID electrical service
- Water
- Sewer
- Natural gas

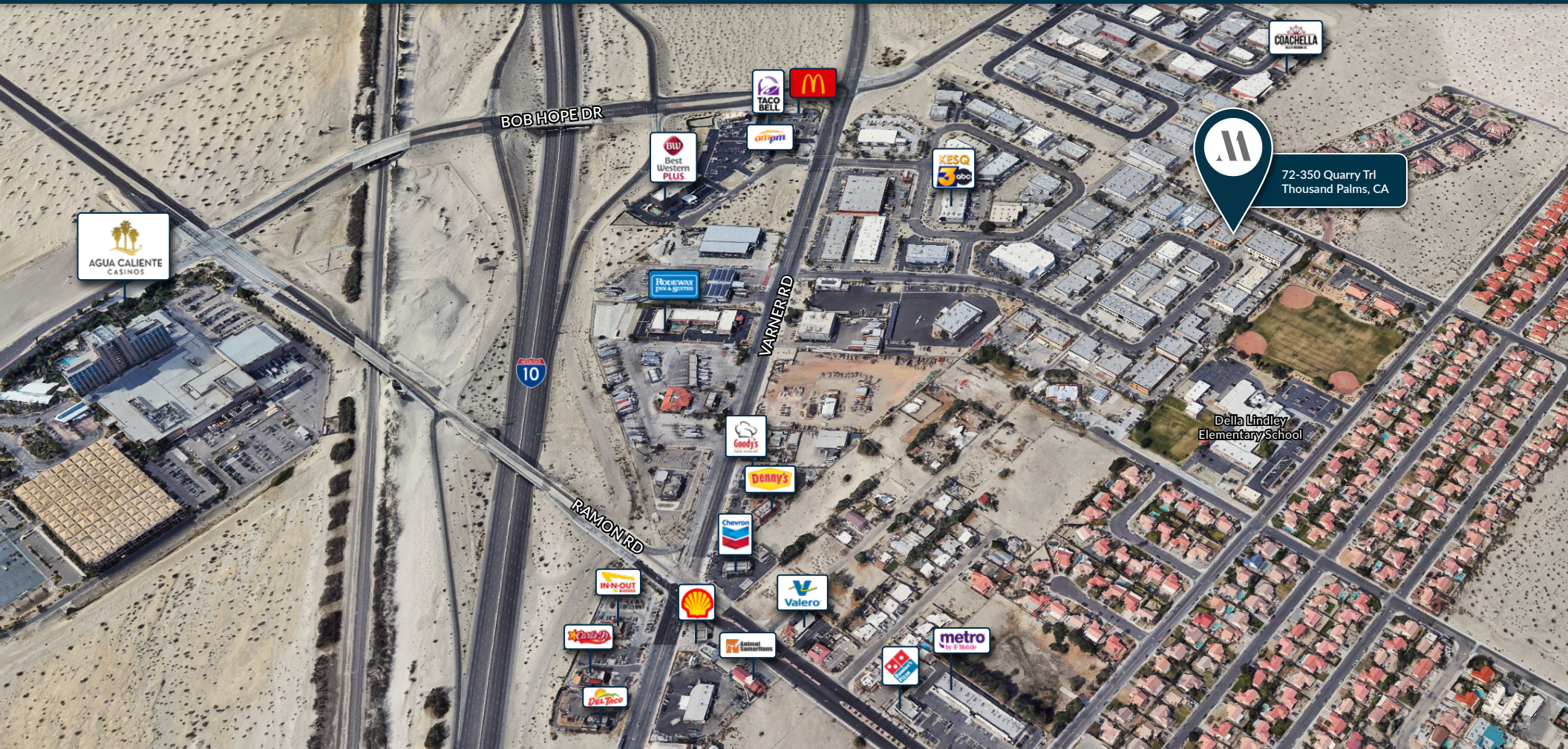
The business park is easily accessible from either the Bob Hope Drive or Monterey Avenue exits off Interstate 10, offering excellent regional connectivity.

The property is **zoned I-P (Industrial Park)** with an **LI (Light Industrial) land-use designation**, making it well-suited for a variety of business operations, including:

- Administrative and professional offices
- Office/showroom with storage
- Light manufacturing
- Sales and distribution facilities
- Service commercial operations

Its central Coachella Valley location, established infrastructure, and flexible industrial zoning make this an excellent opportunity for businesses seeking a functional and strategically located facility.





	1-Mile	5-Mile	10-Mile
Total Population	4,516	95,584	301,200
Households	1,208	39,518	137,045
Median Household Income	\$93,916	\$83,272	\$81,895
Traffic Volume	Ramon Road and Varner: 24,691		

YOUR AGENT



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Partner

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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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