

# 1,600 SF OFFICE CONDO FOR LEASE

## COUNTRY CLUB BUSINESS PARK



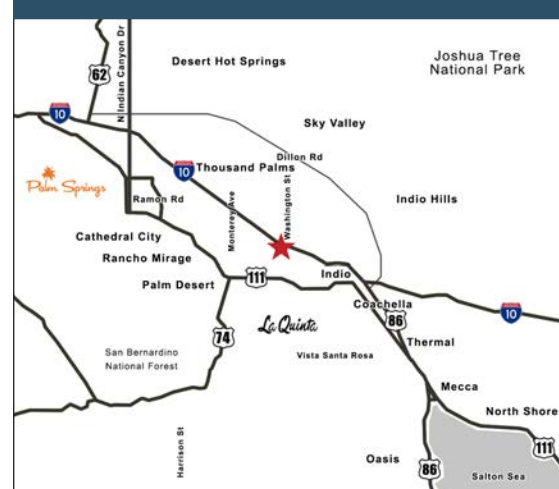
**77570 SPRINGFIELD LN, STE. E, PALM DESERT, CA**

### FEATURES

- Includes three offices, two restrooms, and one storage/breakroom
- Warehouse is currently converted to office but can be returned to warehouse
- Fully air conditioned office and warehouse
- Well-maintained business park
- Located in Country Club Business Park
- Excellent location just off I-10 & Washington St
- Mid-valley location with easy access to all desert cities
- Great visibility and excellent signage

**LEASE RATE: \$2,400/MO NNN**

### COACHELLA VALLEY



### VICINITY MAP



3/29/24 KA



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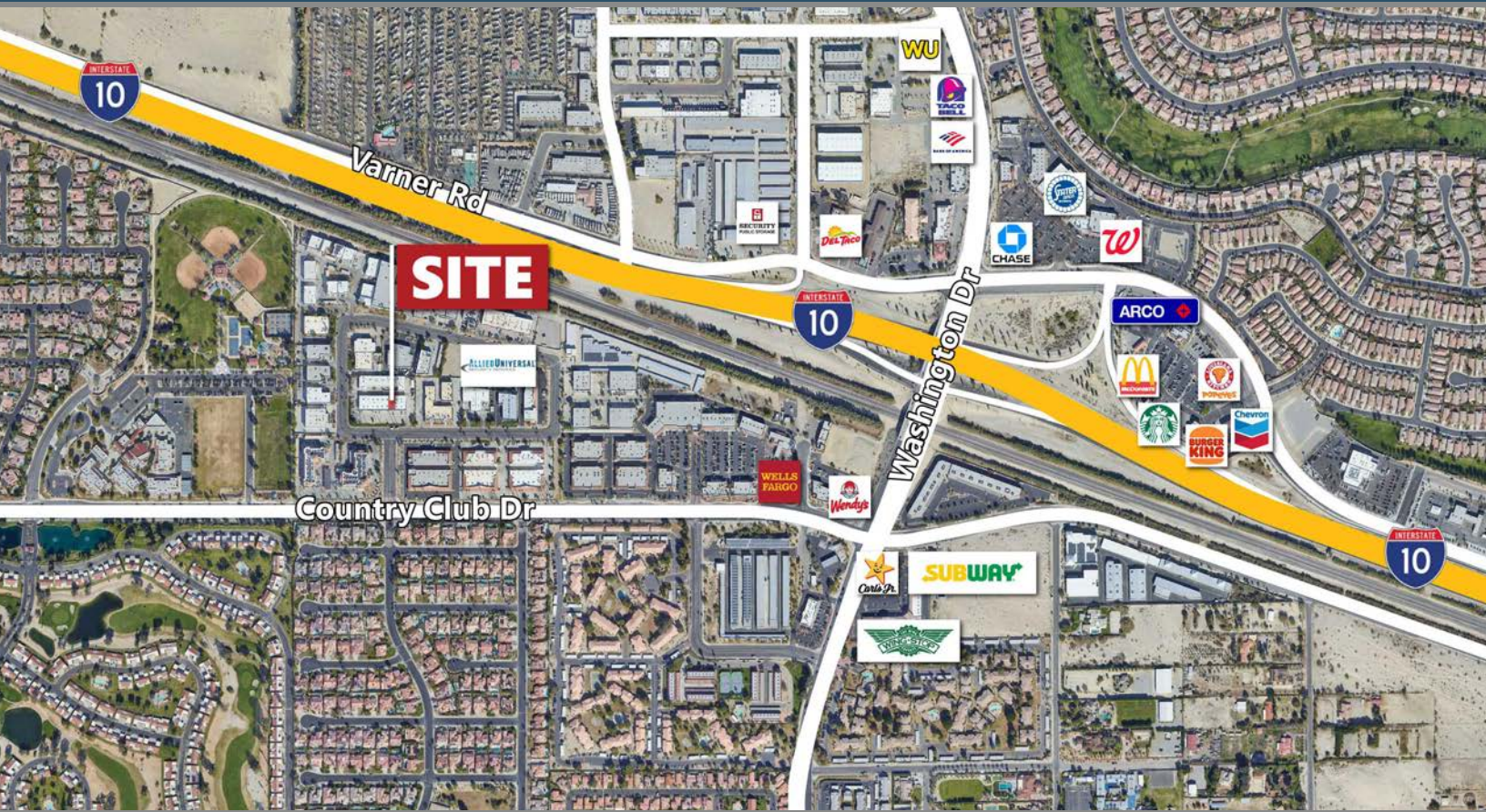
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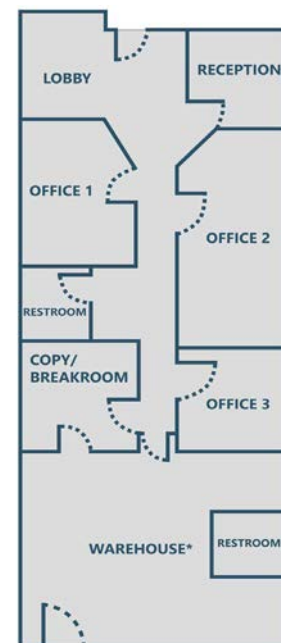
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### SITE AMENITIES

- **Zoning:** S – I (Service Industrial)
- **General Plan:** Employment
- **APN:** 626-321-005
- **Unit Size:** 1,600 SF
- **NNN:** \$0.44/SF
- **Utilities:**
  - Electric: SoCal Edison
  - Water: CVWD
  - Sewer: CVWD
- **Year Built:** 1992
- **Comments:** Great office location in a well-maintained business park. The space has easy access to the freeway and great visibility with excellent signage that can be seen from Country Club Drive.

### FLOOR PLAN



\*Warehouse is currently converted to office but can be converted back to warehouse. Not to scale. For informational purposes only.

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