

WAREHOUSE & COLD STORAGE ON 2.88 ACRES

TWO BUILDINGS TOTALING 37,456 SF | INDIO, CA

OPPORTUNITY
ZONE



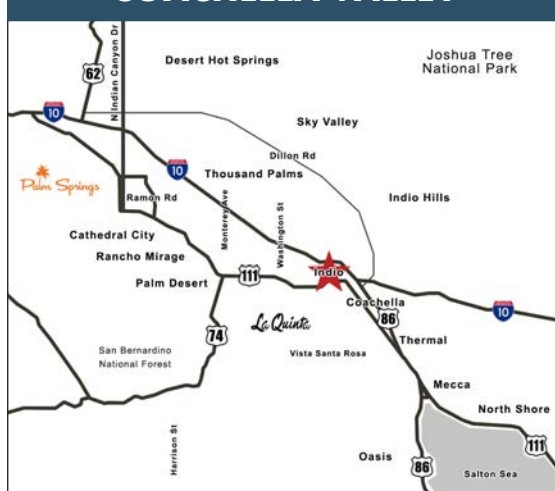
82219 MARKET STREET & 82025 AVENUE 44, INDIO, CA 92201

FEATURES

- Approx. 37,456 SF warehouse, cold storage, and packing facility on 2.88 acres
- Convenient location just $\frac{3}{4}$ mile from I-10 freeway
- Property includes two buildings: a 22,856 SF cold storage facility, and a 14,600 SF packing facility and office
- Cold storage facility includes office, packing area, electrical canopy, loading dock, three roll-up doors, and cold storage room
- Packing facility includes office, three restrooms, warehouse, and 6 dock-high roll-up doors
- Join Caliber Collision, Signature Party Rentals, Forager, and more!
- In the federally qualified Opportunity Zone
- Great for owner-user or investment purposes

PRICE: \$4,700,000 (\$125.48/SF)

COACHELLA VALLEY



VICINITY MAP

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



SUSAN HARVEY
DRE #00957590
susan@dppllc.com
Cell: 760.250.8992



EMILY HARVEY
DRE #02229612
emily@dppllc.com
Cell: 760.636.3500

DesertPacificProperties.com 760.360.8200

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SITE AMENITIES & AERIAL

82219 MARKET ST & 82025 AVE 44, INDIO



SITE AMENITIES

- **Zoning:** IH (Heavy Industrial) - [Click to view](#)
- **General Plan:** Workplace Employment - [Click to view](#)
- **APNs:** 611-025-028 (1.51 AC - 82219 Market St), 610-121-013 (1.37 AC - 82025 Ave 44)
- **Total Parcel Size:** 2.88 AC
- **Total Building Size:** Approx. 37,456 SF*
- **Year Built:** 82219 Market St: 1955
82025 Ave 44: 1960
- **Utilities:** Electrical: TBD
Domestic Water: On Site
Sewer: On Site
- **Airport Land Use Compatibility Zone:** [Zone D - Click to view](#)
- **Flood Zone:** 500 Year
- **Comments:** This property offers an exceptional investment and owner-user opportunity in a prime industrial corridor. Well maintained warehouse/packing facility located in the City of Indio. The City of Indio is the fastest growing city in the Coachella Valley. It is also known as "City of Festivals" and plays host to the famous Coachella, Stagecoach, and Desert Trip Music Festivals.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population	18,148	100,279	173,375
No. of Households	5,033	31,798	58,863
Avg. Household Income	\$59,191	\$83,448	\$92,722

WHAT IS AN OPPORTUNITY ZONE?

Why is investing in an Opportunity Zone better than a 1031 Exchange?

Temporary Deferral: Similar to a 1031 Exchange.

Step-up in Basis: After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

Permanent Exclusion: After 10 years the capital gains are permanently excluded from taxable income.

For More Information Please Visit:

www.DesertPacificProperties.com/OpportunityZone

***Disclaimer:** We cannot guarantee the accuracy or square footage, lot size or other information concerning the condition or features of property provided by the Seller or obtained from public records or other sources. The Buyer is advised to independently verify the accuracy of all information through personal and professional inspections.

760-360-8200 | DesertPacificProperties.com | 44-267 Monterey Avenue, Suite A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

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PROPERTY PHOTOS

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