

100% LEASED MULTI-TENANT INDUSTRIAL INVESTMENT

18,960 SF | EXCELLENT 1031 EXCHANGE OPPORTUNITY | (12) INDUSTRIAL SUITES

NEW
LISTING!



86695 Avenue 54, Coachella, CA 92236 | RANCHO COACHELLA BUSINESS PARK

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Properties, Inc.

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PRICE: \$4,995,000.00

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Rancho Coachella Business Park presents an exceptional opportunity to acquire a high-performing, fully stabilized industrial investment in one of the Coachella Valley's fastest-growing markets. Located in Coachella, California, this ±18,960 square foot multi-tenant industrial business park consists of twelve units and is currently 100% occupied by a diverse and established tenant roster, generating over **\$236,000.00 in annual net operating income.**

Constructed as one of the newer industrial developments in the City of Coachella, the property has been well maintained and offers investors a turnkey asset with immediate, dependable cash flow. Whether completing a 1031 exchange or seeking to add a quality industrial property to an investment portfolio, Rancho Coachella Business Park offers long-term stability and excellent upside potential.

Each of the twelve suites measures approximately 1,500 square feet and features a 12' x 10' roll-up door, making the units highly functional for a wide variety of light industrial users. The property benefits from strong occupancy history, flexible industrial zoning, and broad tenant appeal.

A unique value-add feature is the property's existing **Conditional Use Permit (CUP) for cannabis cultivation**, providing future flexibility and a significant entitlement that is increasingly difficult to obtain. While the property is currently occupied, this entitlement represents an attractive long-term asset for investors seeking optionality.

All industrial uses are permitted, further enhancing the property's leasing flexibility and long-term investment appeal. Rancho Coachella Business Park represents a rare opportunity to acquire a modern, income-producing industrial asset in a market where quality industrial inventory remains in high demand.

Property Information

- **Building Size:** ± 18,960 SF
- **APN:** 763-280-011
- **Lot Size:** 56,192 SF // 1.29 Acres
- **Stories:** Single Story
- **Construction:** Reinforced Concrete
- **Year Built:** 1991
- **Drive Ins:** (12) 12' x 10' Roll Up Doors
- **Zoning:** M-H (Heavy Industrial)
- **Parking:** 30 Spaces



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SITE PLAN



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