

FOR SALE | AVAILABLE FOR AN OWNER/USER OR INVESTOR

# Warehouse / Automotive Industrial

145 W. OASIS RD  
PALM SPRINGS, CA 92262



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145 W. OASIS RD, PALM SPRINGS

Property 145 W. Oasis Road, Palm  
Address: Springs , CA 92262

Building Size (SF): 8,000

Year Built/ 1974/

Building Type: Metal Tilt-Up

Parking: 12 Stalls

Asking Price: \$1,100,000  
(\$137.50/SF)

Lot Size: 17,859 SF (0.46 AC)

Yard Size (SF)/ 5,616/

Type: Secured

Apn#: 625-075-007

Zoning: M-1



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## Property Features

- **Desirable Palm Springs Location:** Positioned in the heart of Palm Springs, the property offers not just logistical access (4.5 miles to the airport, close to I-10) but also premium positioning in one of Coachella Valley's most attractive and business-friendly cities.
- **Business & Equipment Included:** The sale includes the H&H Automotive business, along with all equipment and inventory, making it a turnkey opportunity for an owner-user or operator in the automotive or service-industrial space.
- **Investor Value-Add Potential:** Ideal for investors—H&H Auto is vacating, opening the door for a full renovation and re-lease strategy. The area's low industrial vacancy (3.9%) suggests strong leasing demand and rent upside.
- **Well-Priced for Redevelopment:** At \$1,200,000 (\$150.00/SF), the asset is priced below replacement cost and market rents (\$1.10–\$1.87/SF), offering room to improve building functionality and achieve higher returns post-upgrade.
- **Secure Block-Wall Yard:** The 17,859 SF lot includes a 5,616 SF primarily block-walled yard, providing secure outdoor storage or workspace, valuable for contractors, distributors, or service-based operations.
- **Functional Layout & Structure:** Built in 1974 with a metal tilt-up design, 2 oversized drive-ins (16'W x 20'H), and 12 surface parking stalls, the property supports a variety of industrial and automotive uses under its M-1 zoning.



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## Property Aerial



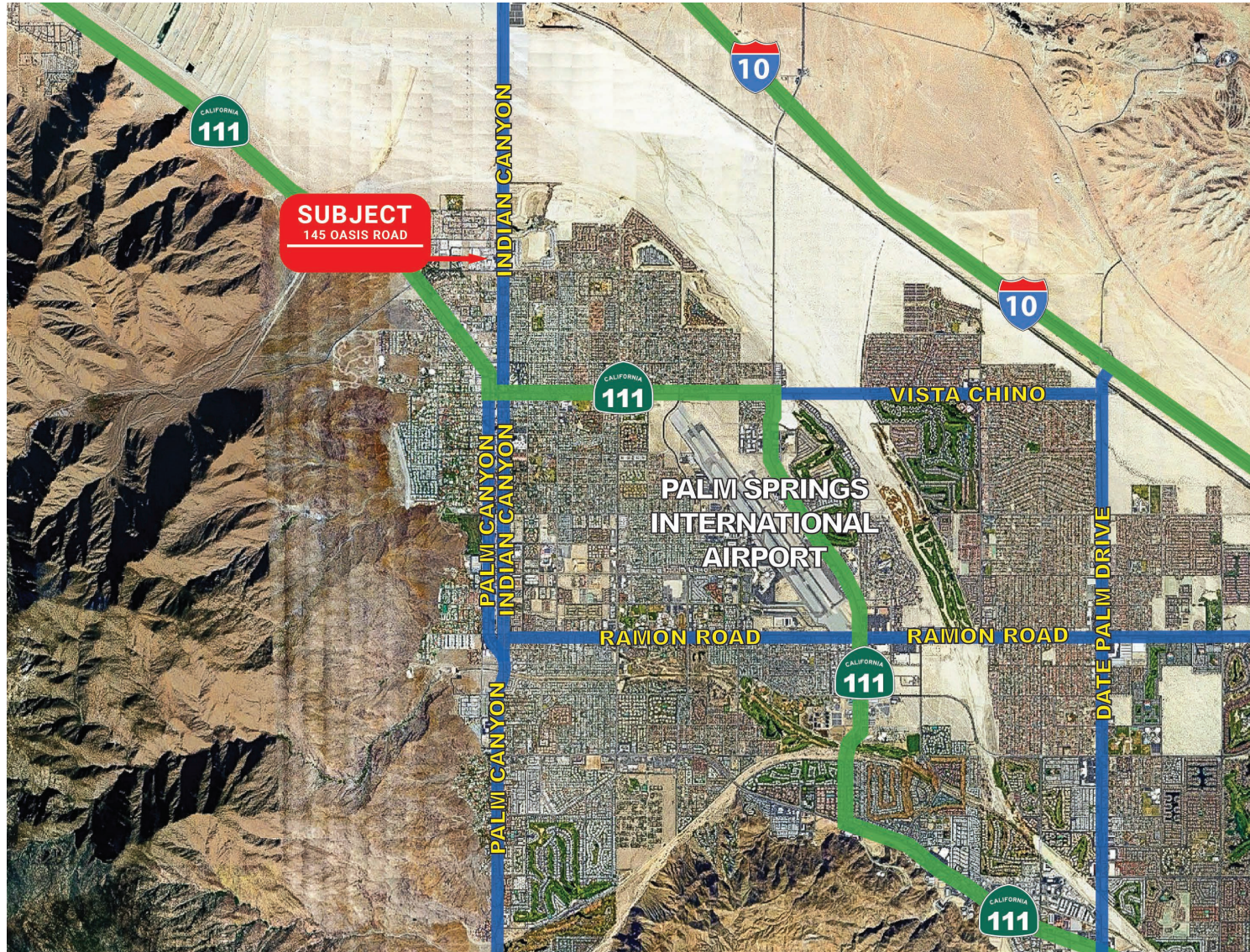
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## Retailer Map



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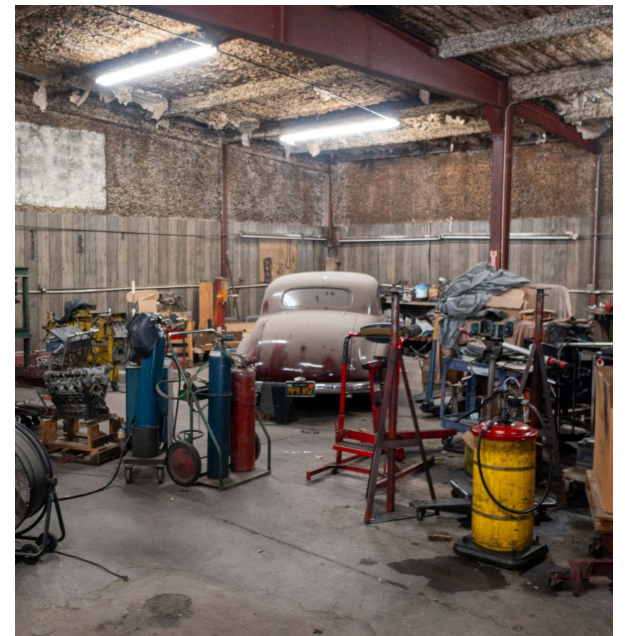


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