



### Offering Summary

Property Type:	Industrial
Sale Price:	\$2,790,000
Building Size:	16,945 SF
Price / SF:	\$164.65
Cap Rate:	5.7%
NOI:	\$158,894

### Property Overview

This multi-tenant industrial building is being offered for sale as a fully leased investment. Built in 2006, this concrete tilt-up building features 8 separate industrial flex suites. Each suite consists of a reception area, at least one private office, a storage area, and restroom. The warehouses have an approximate 18' clear height, 14' roll-up door, evaporative cooler, and a 200 amp 3 phase IID electrical panel for each suite.

### Location Overview

Located in the Spectrum at Shadow Hills Business Park of Indio, CA. This site offers easy access to the I-10 freeway via the Jackson Street and Monroe interchanges, allowing quick access to the entire Coachella Valley.

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**FOR SALE**  
82680 Showcase Parkway  
Indio, CA 92203

### Income Summary

Gross Income	\$243,355
Vacancy Cost	(\$12,168)

### Expenses Summary

Property Taxes (Based on Purchase Price)	\$33,625
Insurance	\$3,800
Landscaping	\$7,000
Maintenance & Repairs	\$3,700
Security	\$1,000
Trash	\$4,800
Electricity	\$1,200
Water	\$5,000
Management	\$12,168
Operating Expenses	\$72,293
Net Operating Income	\$158,895

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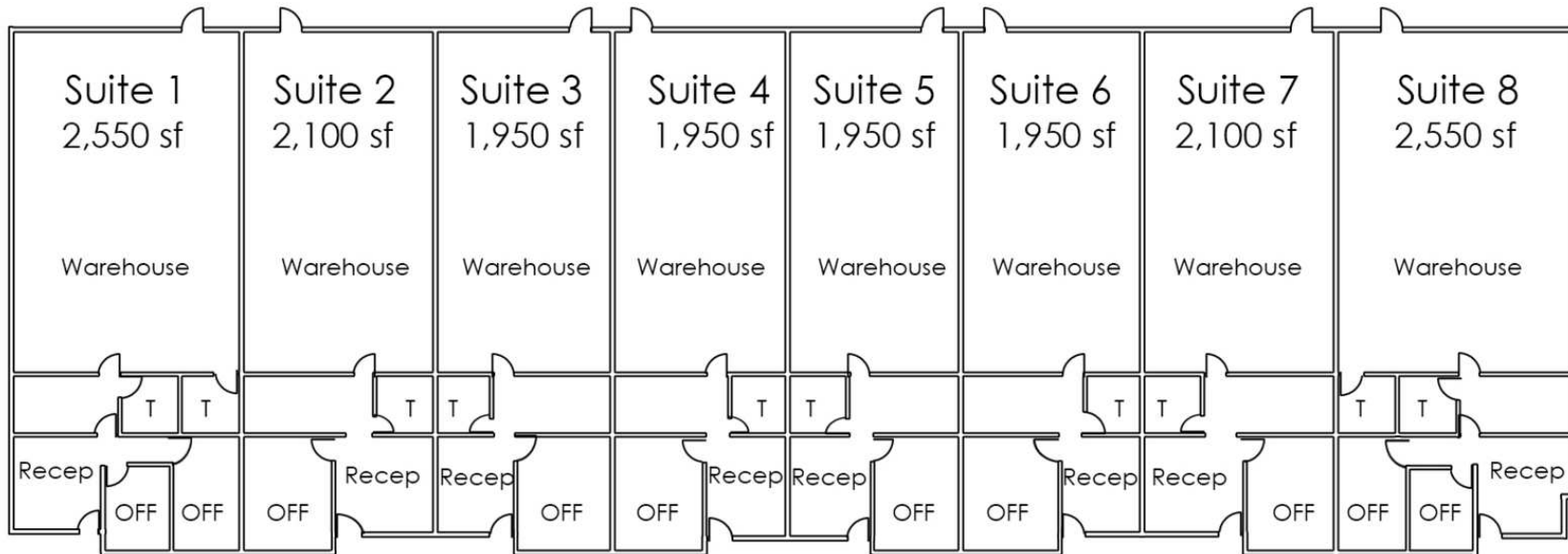
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COMMERCIAL REAL ESTATE

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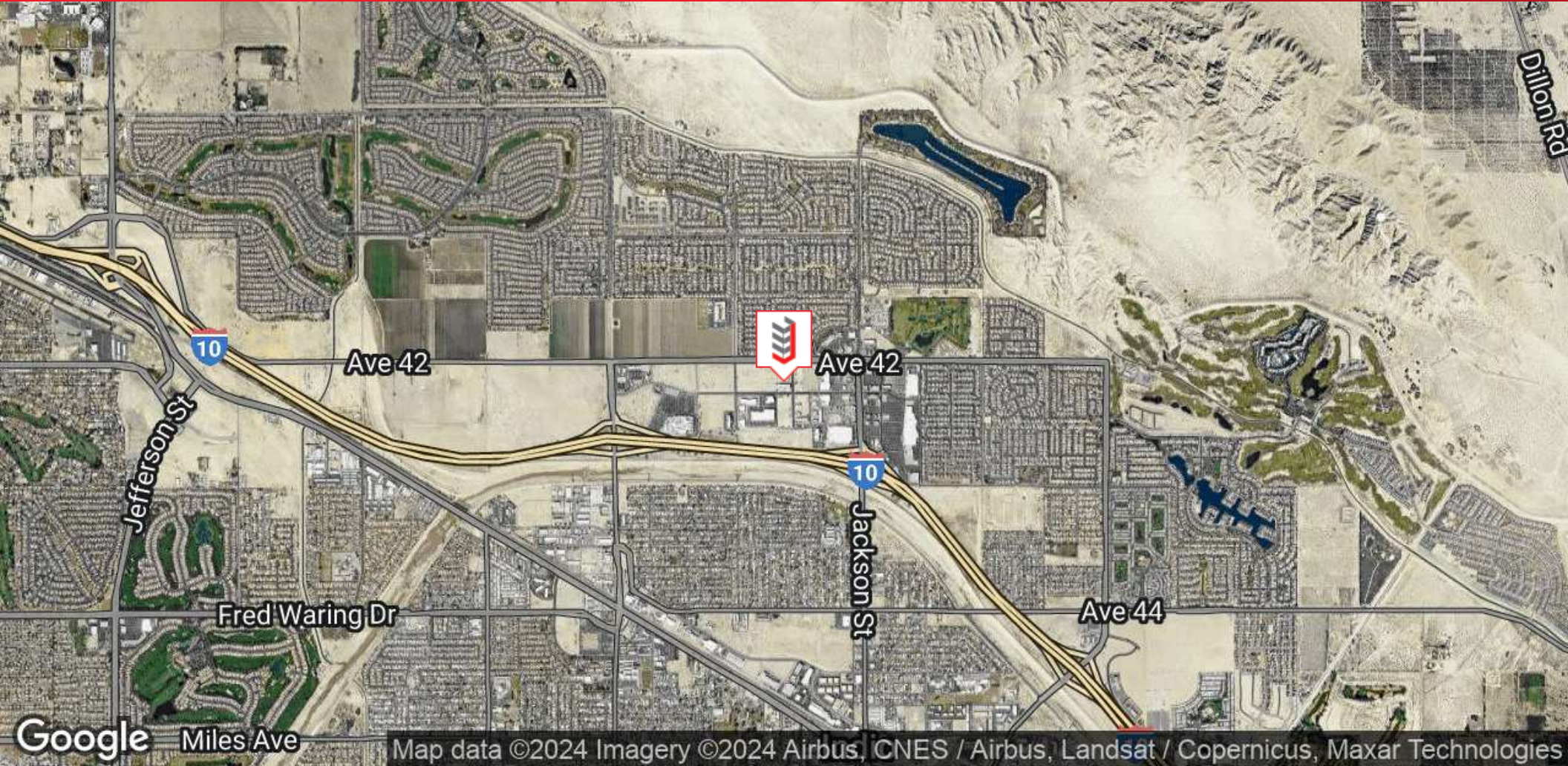
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