



FOR SALE
72104 Corporate Way
Thousand Palms, CA 92276



Offering Summary

Property Type:	Industrial
Sale Price:	\$2,350,000
Building Size:	11,650 SF
Lot Size:	30,830 SF
Price / SF:	\$201.72
Cap Rate:	5.88%
NOI:	\$138,122

Property Overview

This approximate 11,650 sf single tenant building features a showroom/reception area, (4) private offices, large bullpen area, open work area, kitchenette, and (2) restrooms. The warehouse features (6) insulated panel doors, an approximate 18' clear height, 400 amp 3 phase IID electricity, and there is a secured yard associated with the building. The interior finish to the office space has been fully remodeled and upgraded throughout.

The existing tenant executed a 6 year, single tenant NNN lease in August 2023. The current CAP Rate is 5.88% (5% vacancy factor).

Location Overview

Located in the Valley Metroplex Business Park of Thousand Palms, CA. This site offers easy access to the entire Coachella Valley via the interstate 10 freeway, which is easily accessible through the Bob Hope interchange.

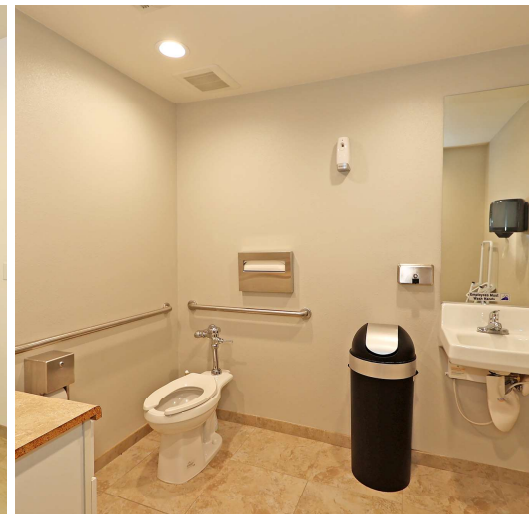
Matthew V. Johnson
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72000 Magnesia Falls Drive
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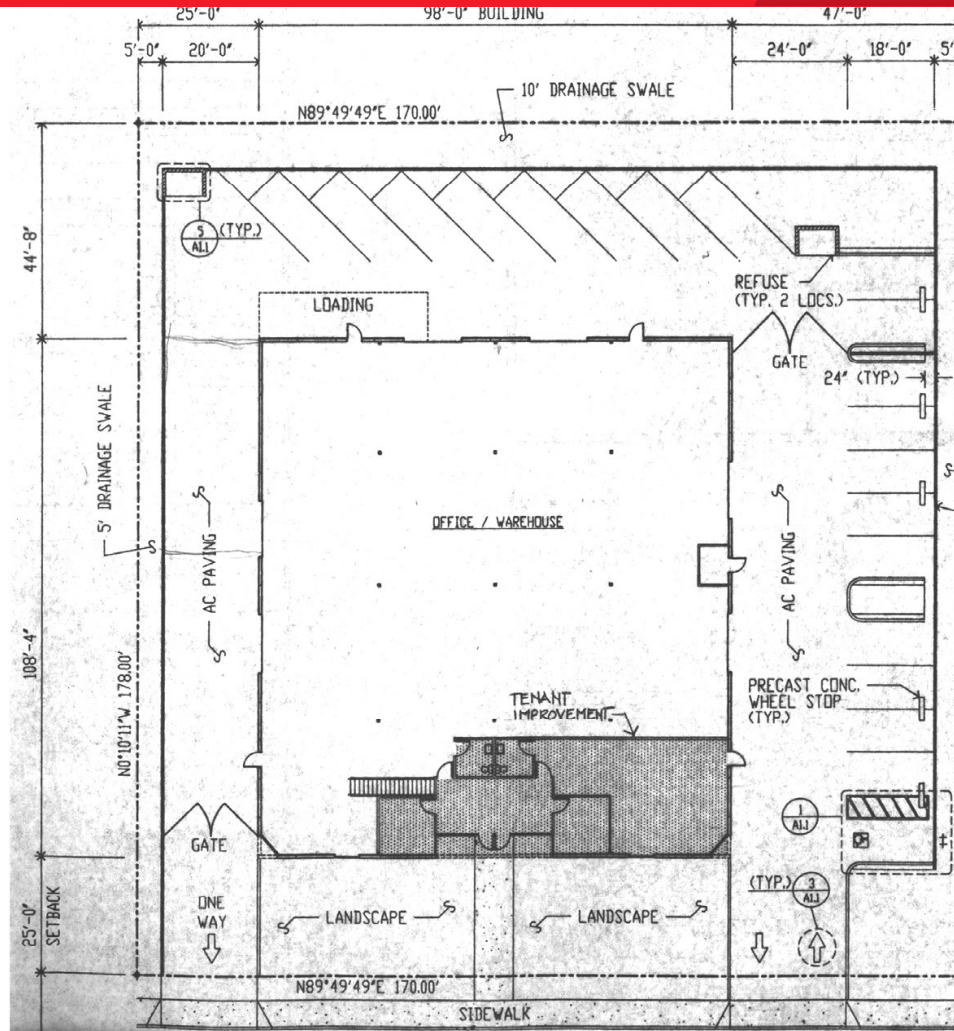
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JOHNSON
COMMERCIAL REAL ESTATE

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(Not to Scale)



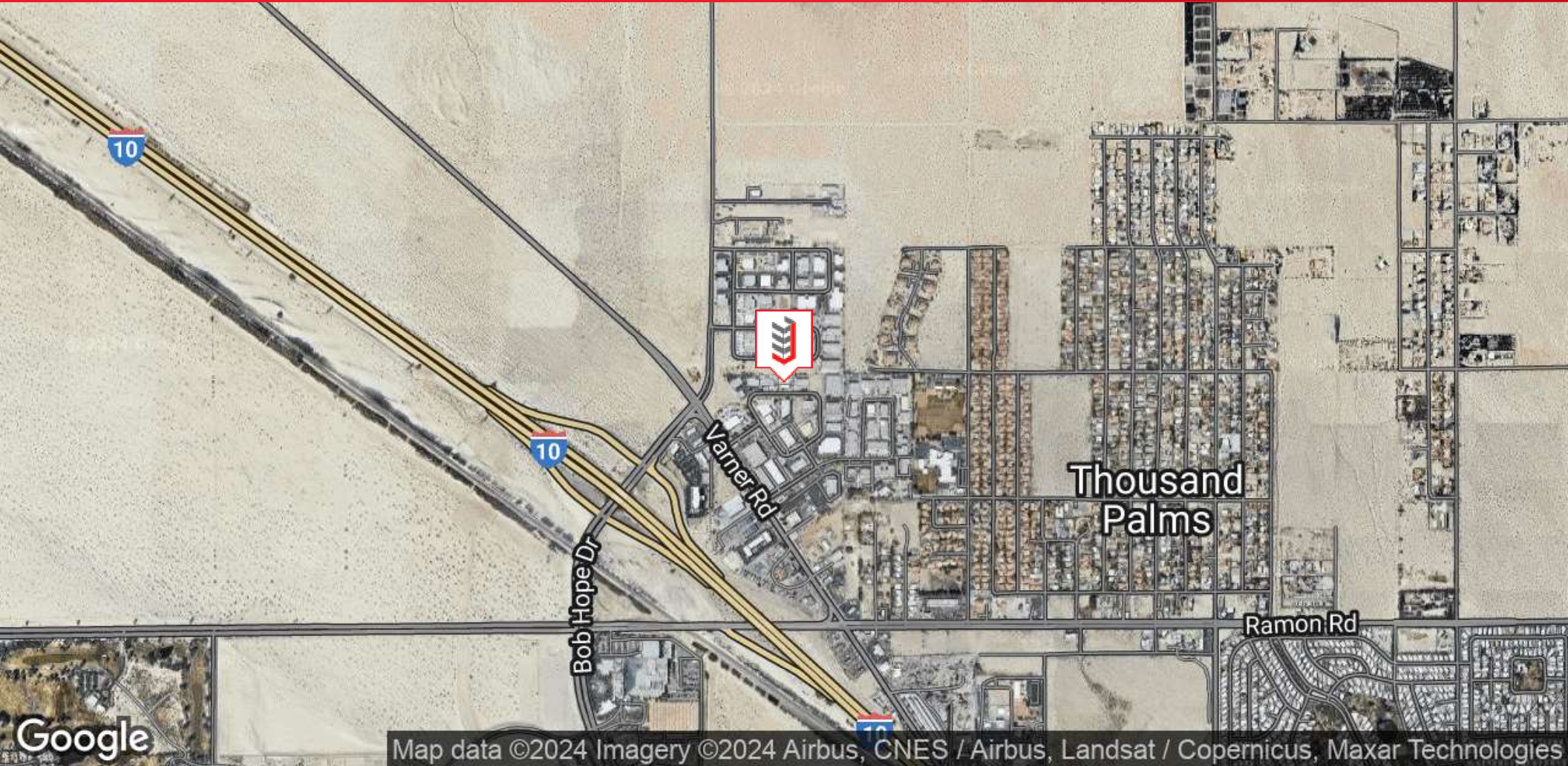
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