

22,360 SF OFFICE/SHOWROOM

FOR LEASE - ALL OR PART | HIGHWAY 111, INDIO



83407 HIGHWAY 111, INDIO

FEATURES

- Prominent location on Highway 111
- Previously operated as an automotive dealership
- Ideal for office, auto use, or restaurant
- Property consists of two buildings and several garage bays situated on a 3.45 AC lot - may be leased as a whole or separately
- Main building is two stories and consists of showroom, 14 offices, restroom, storage, garage, kitchen, and breakroom
- Smaller building consists of showroom, four offices, storage, restroom, and waiting room/lobby
- Impressive traffic counts of 30,467 average cars per day
- Easy access to Interstate 10 at Golf Center Parkway

LEASE RATE: \$1.00/SF NNN

COACHELLA VALLEY



VICINITY MAP



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



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

DesertPacificProperties.com 760.360.8200

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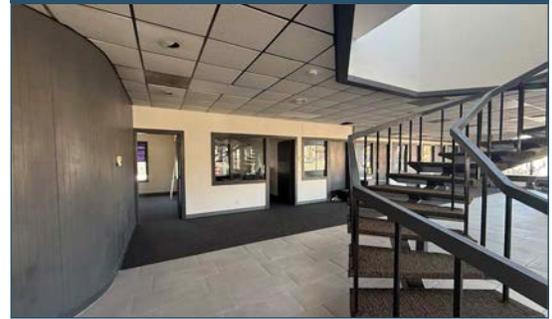
SITE AERIAL & AMENITIES
83407 HIGHWAY 111, INDIO



SITE AMENITIES

- **Location:** The property is located at 83407 Highway 111, Indio
- **APN:** 612-040-008
- **Zoning:** [MU-C \(Mixed Use Corridor\), Highway 111 Specific Plan](#)
- **Year Built:** 1956
- **Lot Size:** 3.45 AC
- **NNN:** TBD
- **Comments:** Prime commercial space available in bustling Indio. Previously operated as an auto dealership. Parking lot is currently leased. Indio is the fastest growing city in the Coachella Valley, don't miss an opportunity to get a great deal in an ideal location!

INTERIOR PHOTO & ZOOMED AERIAL



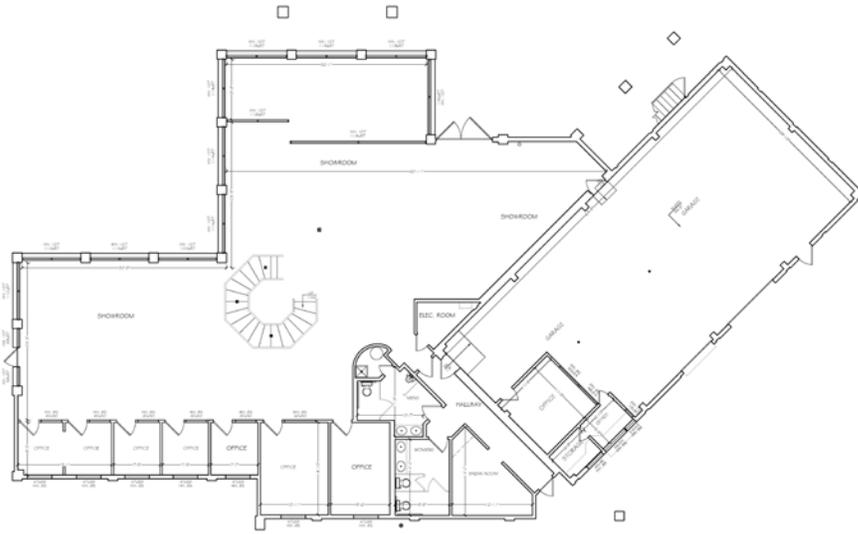
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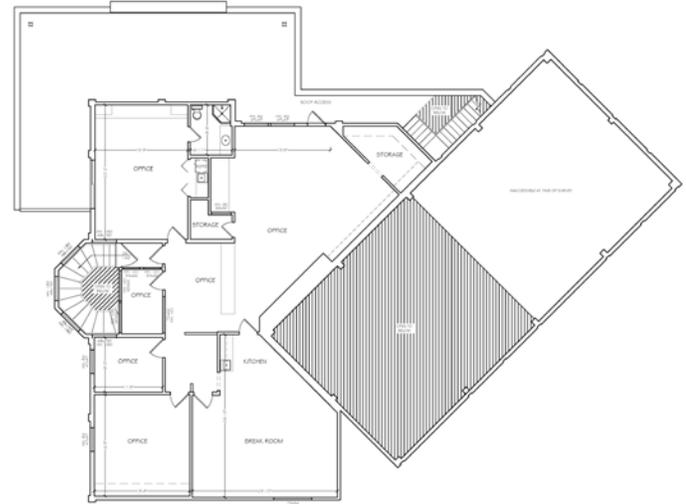
FLOOR PLANS/SITE PLAN
83407 HIGHWAY 111, INDIO

MAIN BUILDING

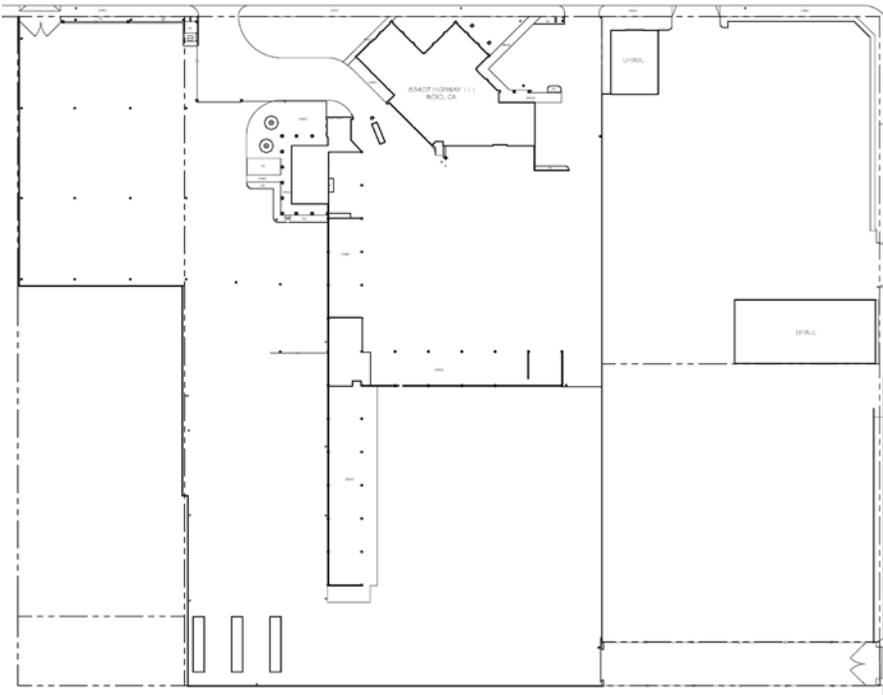


FIRST FLOOR

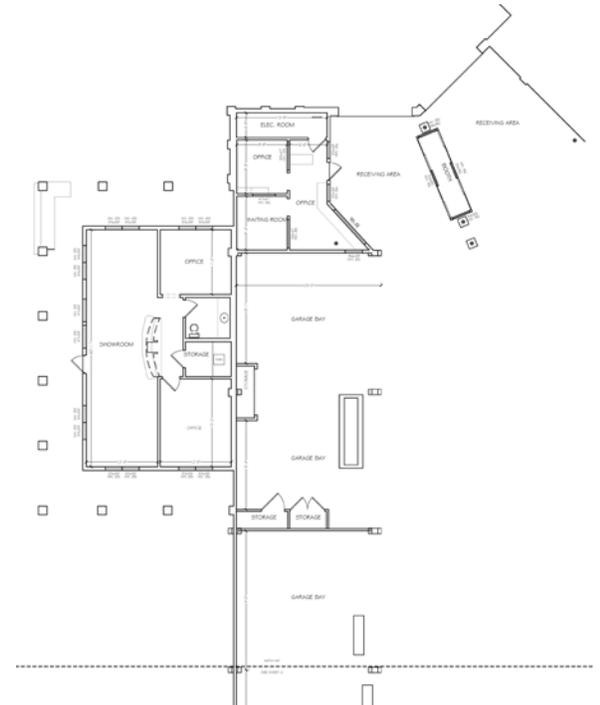
SECOND FLOOR



SITE PLAN



SMALLER BUILDING



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PROPERTY PHOTOS

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