



Ideal for Manufacturing, Warehousing, Auto Repair/Service, Food Users, Art Storage or Specialty Uses requiring Full Temperature Controlled Facility

Unit A:  $\pm 10,500$  SF (3,000 SF of Free Bonus Storage)

Unit B:  $\pm 9,500$  SF

**FOR  
LEASE**

**+23,000 SF INDUSTRIAL WAREHOUSE  
DIVISIBLE TO 2 UNITS**

3535 N ANZA ROAD  
PALM SPRINGS, CA 92262

ROCKY MORAN | Sr. Vice President  
951.276.3681  
[rmoran@leeriverside.com](mailto:rmoran@leeriverside.com)  
DRE 01841701

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ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY FEATURES

- ▶ ±23,000 SF or Divisible to 2 Units: (Unit A: ±10,500 SF (±3,000 SF of Free Bonus Storage), (Unit B: ±9,500 SF)
- ▶ All Units are \$1.35 PSF GRS, or \$1.25 PSF GRS for Tenant taking Full ±23,000 SF Space
- ▶ Private Gated Yard
- ▶ 3,000 Amps of Power
- ▶ Full Temperature Controlled Warehouse
- ▶ Ideal for Food Users, with Floor Drains Throughout
- ▶ Flexible Heavy Zoning
- ▶ Ideal for Manufacturing, Warehousing, Distribution, Auto Repair or Auto Service or any Specialty Use requiring HVAC in Warehouse
- ▶ Fully Renovated
- ▶ Corner Location in Highly Image Industrial Development
- ▶ Easy Access to 10 Fwy or Hwy 111
- ▶ 4 Roll Up Doors (2 Per Unit)
- ▶ Fully Sprinklered
- ▶ 16' - 18' Clear Heights Throughout
- ▶ Equipped with High Tech Security System Capabilities
- ▶ Located North of Downtown Palm Springs just West of Indian Canyon Drive in the Industrial Area

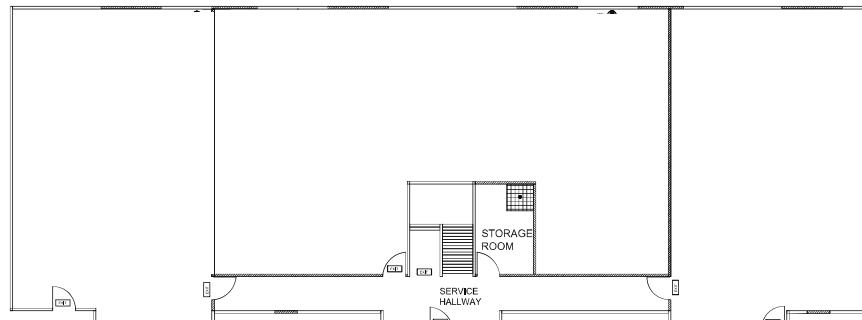
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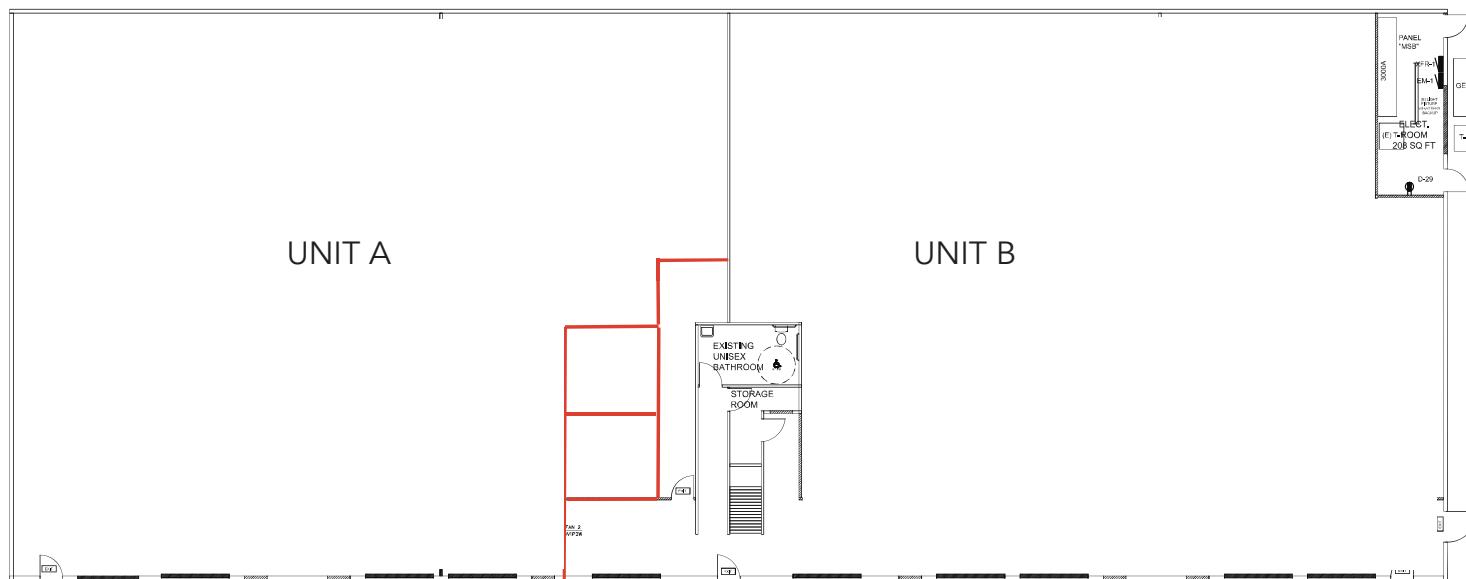
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055

2ND FLOOR



1ST FLOOR

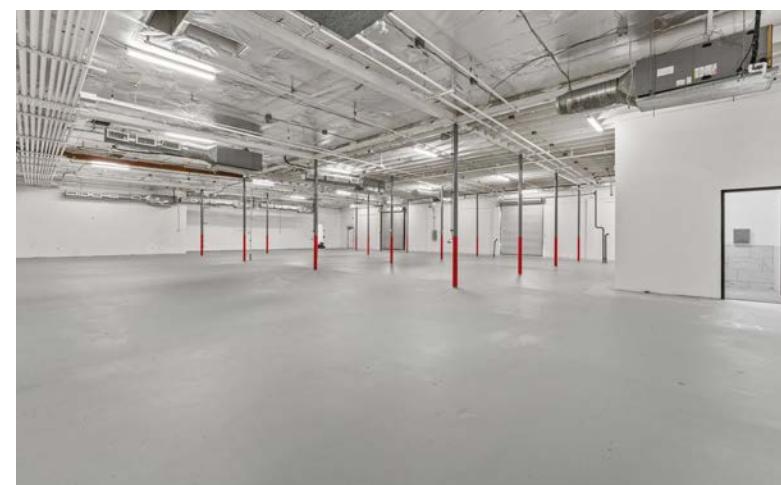
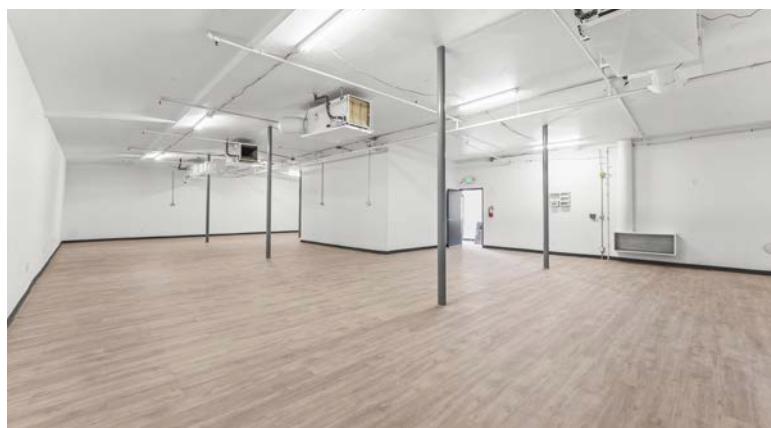
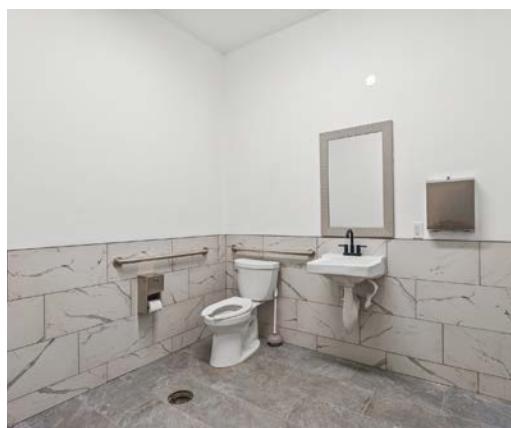


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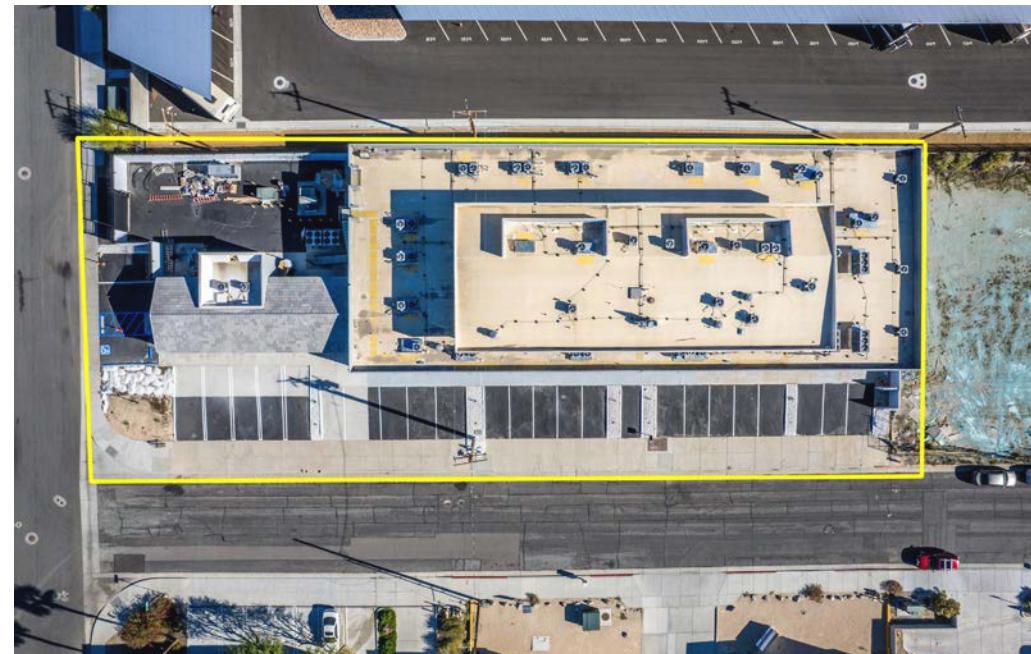
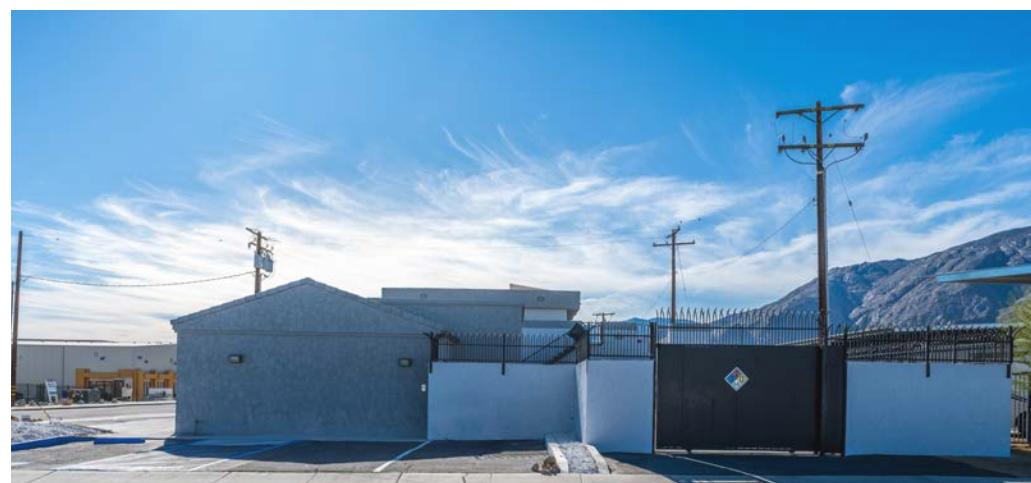


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# AERIAL MAP

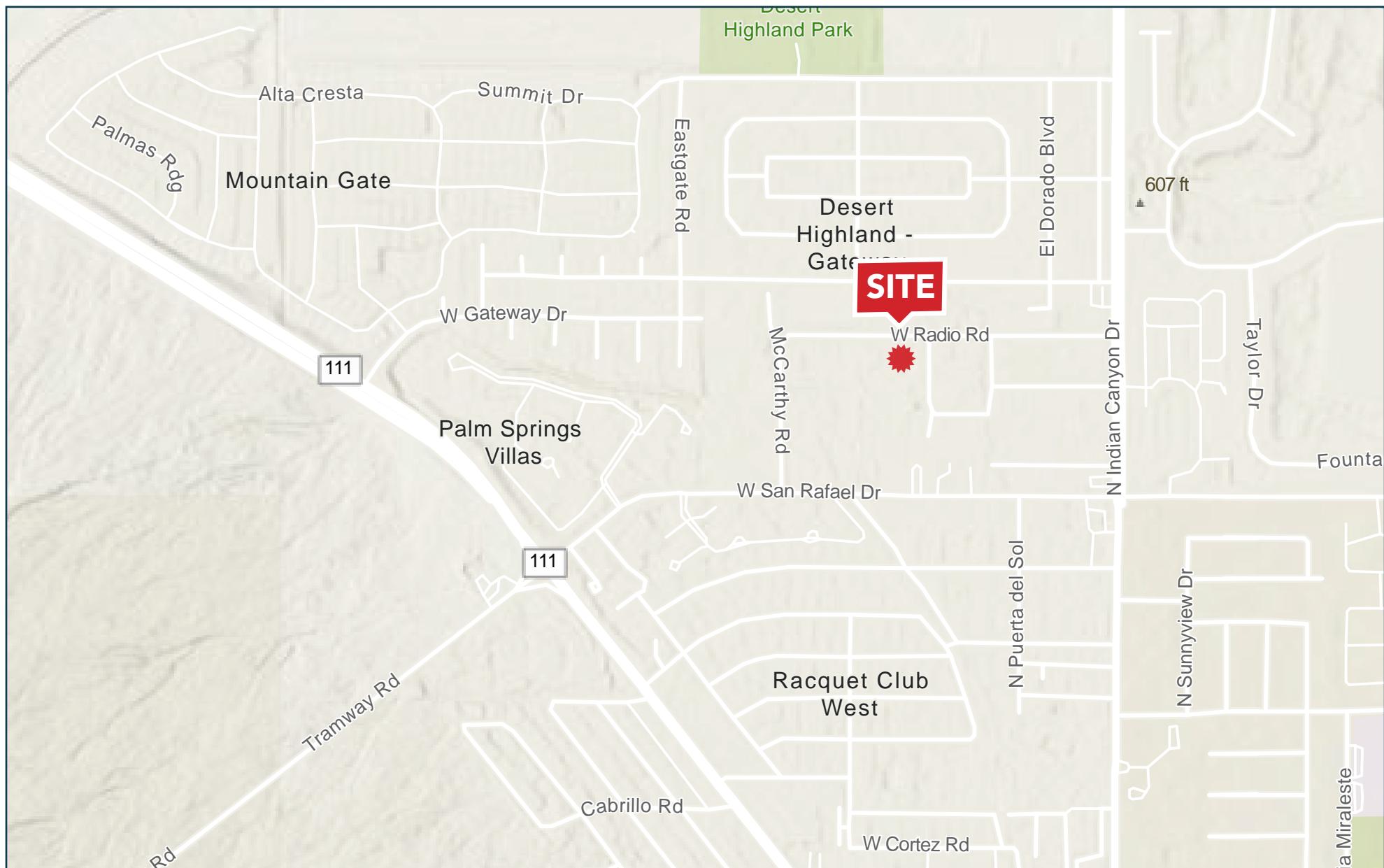


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