

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

Unit A: ±10,500 SF (3,000 SF of Free Bonus Storage)
Unit B: ±9,500 SF

**FULLY
RENOVATED**

**SALE PRICE
\$4,255,000
\$185 PSF
23,000 SF**

[Click Here 1st Floor Video](#)

360°

[Click Here 2nd Floor Video](#)

360°

**FOR
SALE/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
DRE 01841701

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- ▶ Total Building Available for Sale: \$4,255,000 or \$185 PSF
- ▶ ±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 \$1.12 PSF GRS, or \$1.07 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
- ▶ Fully Renovated
- ▶ Corner Location in Highly Image Industrial Development
- ▶ Ideal for Manufacturing, Warehousing, Distribution, Auto Repair or Auto Service or any Specialty Use requiring HVAC in Warehouse
- ▶ 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

3535 N ANZA ROAD | PALM SPRINGS, CA 92262



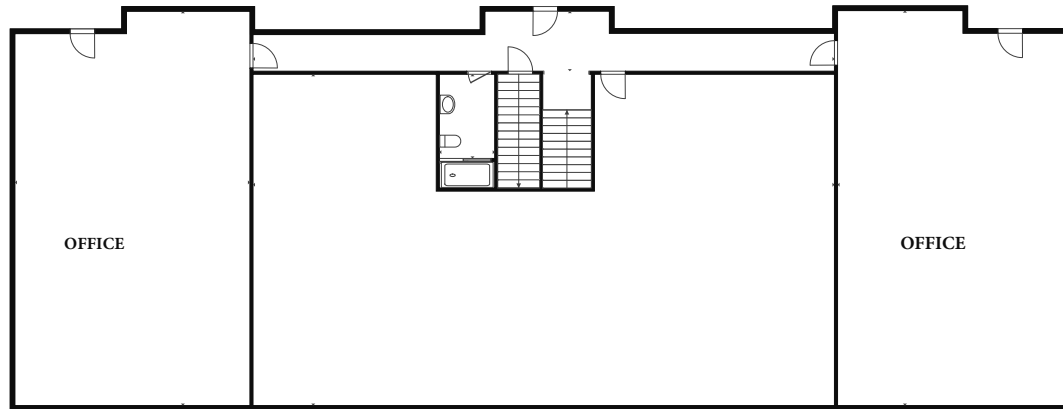
ROCKY MORAN | Senior Vice President | 951.276.3681 | rmoran@leeriverside.com | DRE 01841701

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

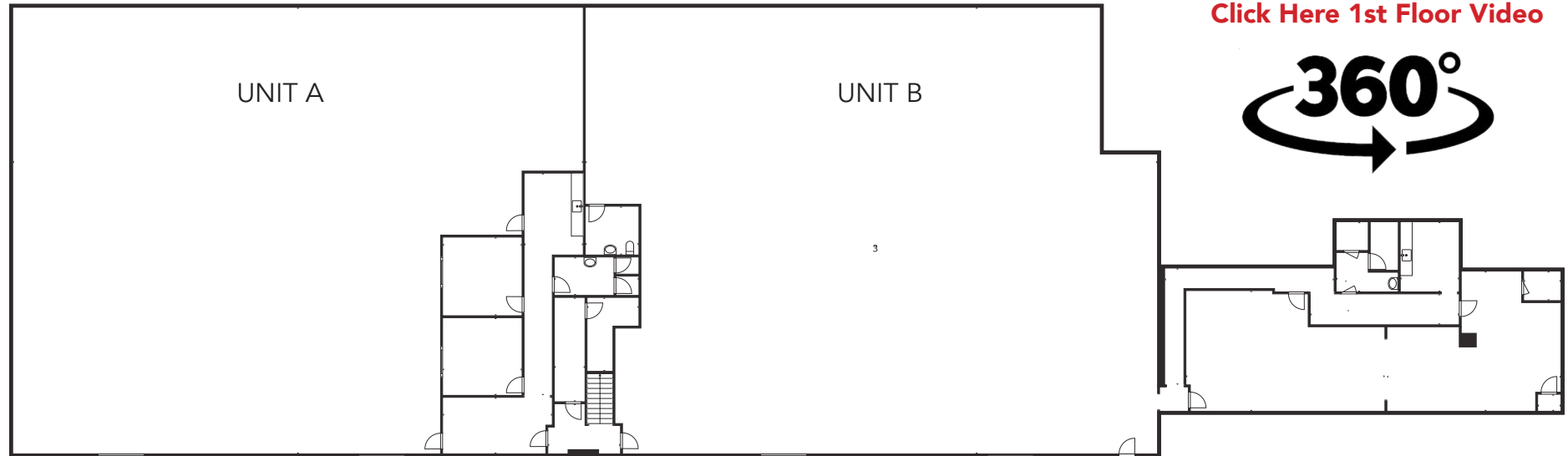
[Click Here 2nd Floor Video](#)



2nd Floor



[Click Here 1st Floor Video](#)



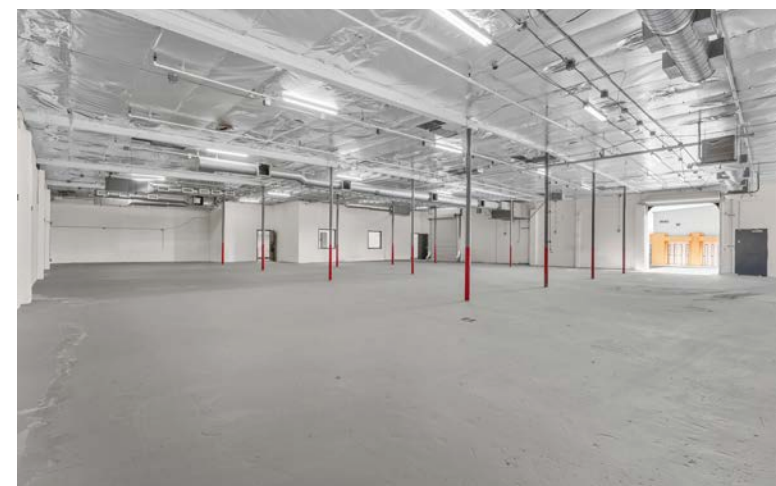
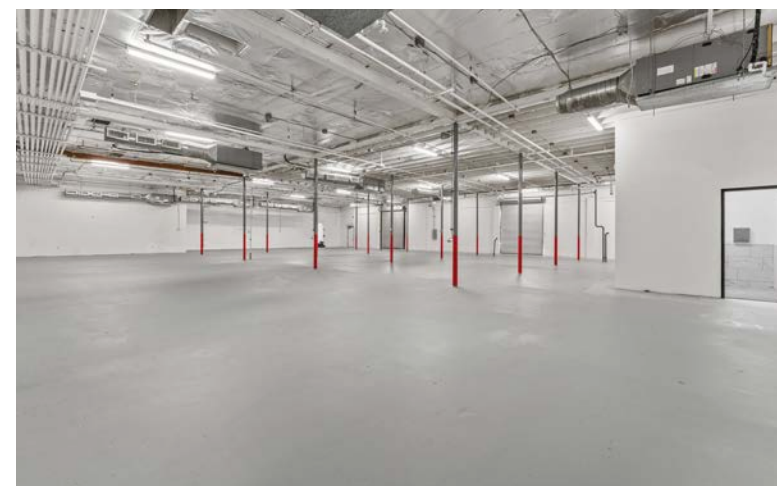
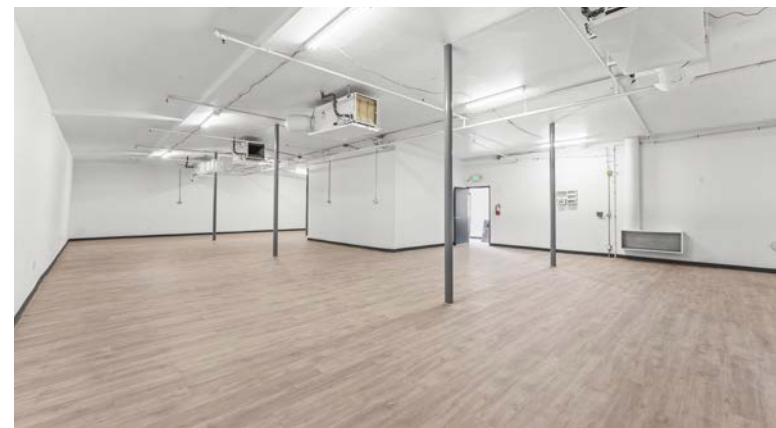
First Floor

3535 N ANZA ROAD | PALM SPRINGS, CA 92262



ROCKY MORAN | Senior Vice President | 951.276.3681 | rmoran@leeriverside.com | DRE 01841701

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

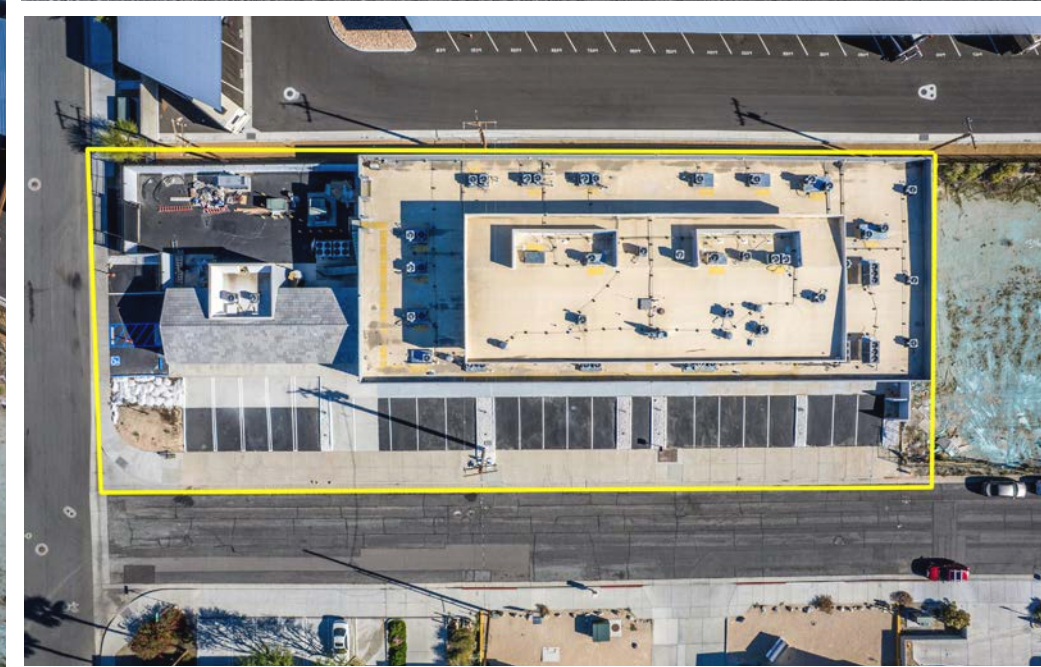


3535 N ANZA ROAD | PALM SPRINGS, CA 92262



ROCKY MORAN | Senior Vice President | 951.276.3681 | rmoran@leeriverside.com | DRE 01841701

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



3535 N ANZA ROAD | PALM SPRINGS, CA 92262



ROCKY MORAN | Senior Vice President | 951.276.3681 | rmoran@leeriverside.com | DRE 01841701

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

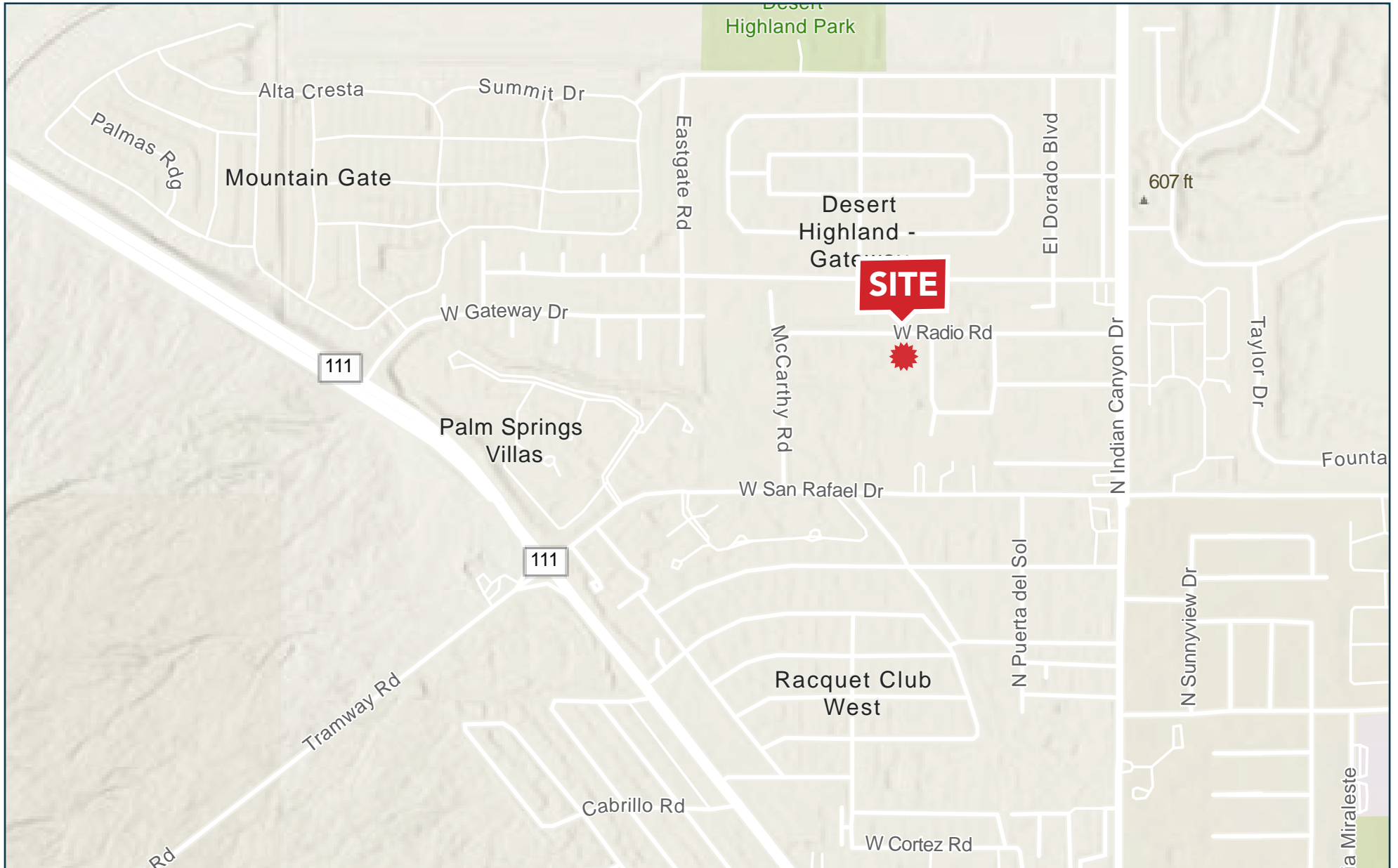


3535 N ANZA ROAD | PALM SPRINGS, CA 92262



ROCKY MORAN | Senior Vice President | 951.276.3681 | rmoran@leeriverside.com | DRE 01841701

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



3535 N ANZA ROAD | PALM SPRINGS, CA 92262



ROCKY MORAN | Senior Vice President | 951.276.3681 | rmoran@leeriverside.com | DRE 01841701

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