

±9,184 SF AVAILABLE
DIVISIBLE TO ±3,136 SF



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PROPERTY HIGHLIGHTS

- Located in Thousand Palms Business Park
- ±9,184 Square Feet
- Building can be divided to ±6,048 SF and ±3,136 SF units
- Existing office layout includes a reception/waiting area, private office, kitchen area, and restroom
- Separate restroom for warehouse access
- 18' Warehouse Clearance
- Six (6) brand new wind-resistant 14' roll up doors
- Zoned I-P for Industrial Park
- IID Power is less than SCE Power
- Concrete Tilt-up Construction
- Constructed in 2004
- Less than five minutes from the I-10 Freeway
- Located at the mid-point of the Coachella Valley



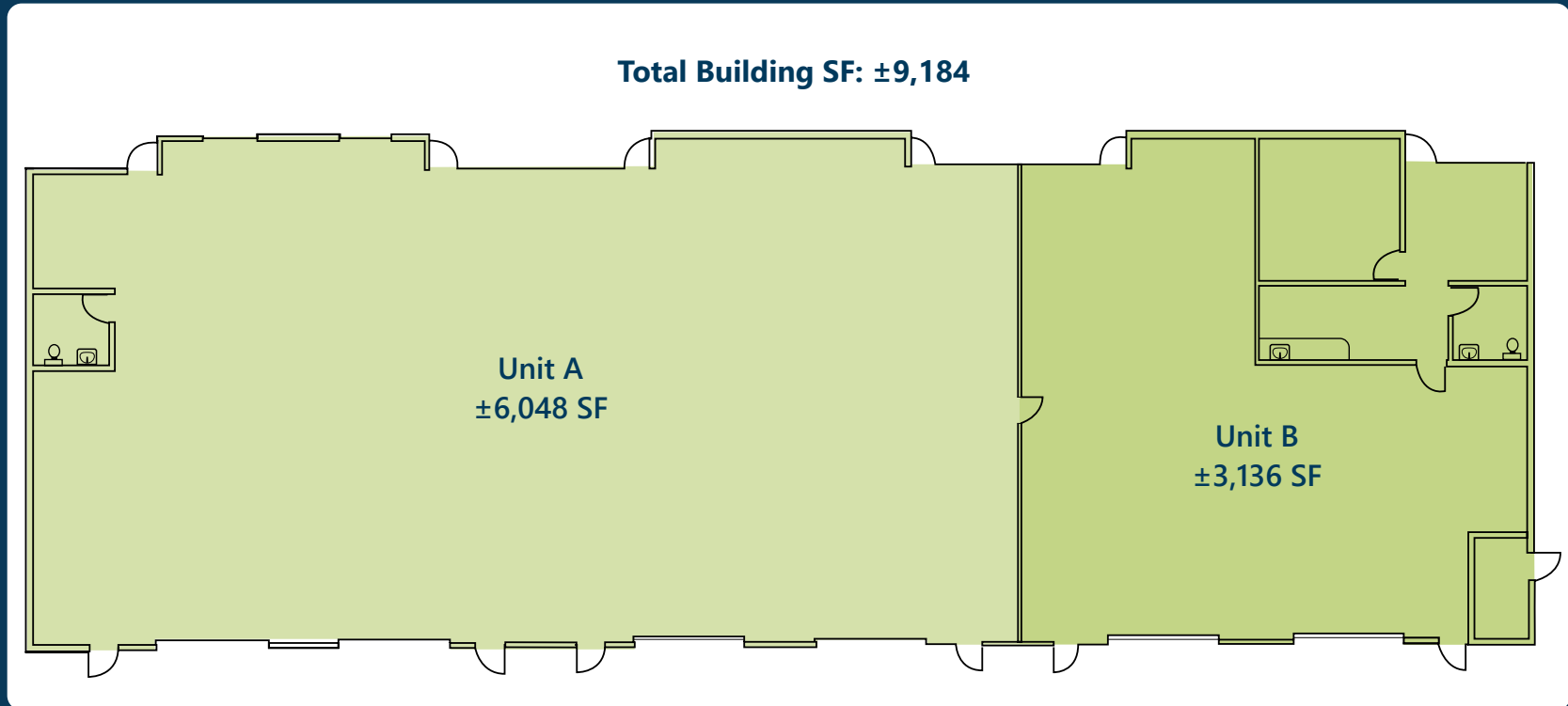
Exterior



On-site Parking



Large Truck Access



Lease Rates	Size	Rate	Lease Type	Availability
Total Building	±9,184 SF	\$1.15/SF	NNN	November 1, 2024
Unit A	±6,048 SF	\$1.20/SF	NNN	November 1, 2024
Unit B	±3,136 SF	\$1.35/SF	NNN	November 1, 2024

AERIAL MAP | DEMOGRAPHICS

INDUSTRIAL SUITE FOR LEASE
72-099 Northshore St., Thousand Palms, California 92276



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population:	3,960	23,951	97,420
Households:	1,018	9,564	40,005
Median HH Income:	\$73,314	\$82,363	\$69,017
Traffic Count	I-10 ±94,000 ADT		

YOUR ADVISOR



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