

**INDUSTRIAL SPACE FOR LEASE | ±7,954 SF**  
45920 Commerce Street, Indio, California 92201

**WM WILSON MEADE**  
COMMERCIAL REAL ESTATE

**\$1.15/SF  
NNN**



**CAMERON RAWLINGS**

Partner

DRE# 02102158

[crawlings@wilson-meade.com](mailto:crawlings@wilson-meade.com)

(760) 534-2584

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

[wilson-meade.com](http://wilson-meade.com) | DRE#02051182

# PROPERTY INFORMATION

INDUSTRIAL SPACE FOR LEASE | ±7,951 SF  
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## Property Overview

45920 Commerce Street offers ±7,954 SF of warehouse and office space. The property features an 18' clear height roll-up door, and ample surface parking. With a functional layout suitable for a wide range of industrial users, the building provides efficient space for storage, distribution, or service operations. The property benefits from convenient access to Highway 111, Golf Center Parkway, and Indio Boulevard, providing strong connectivity throughout the Coachella Valley. The site is zoned HI (Heavy Industrial), offering flexible use options in a rapidly growing industrial submarket. This standalone building presents a rare opportunity for users seeking well-maintained warehouse space with excellent access, strong visibility, and adjacency to established industrial businesses.

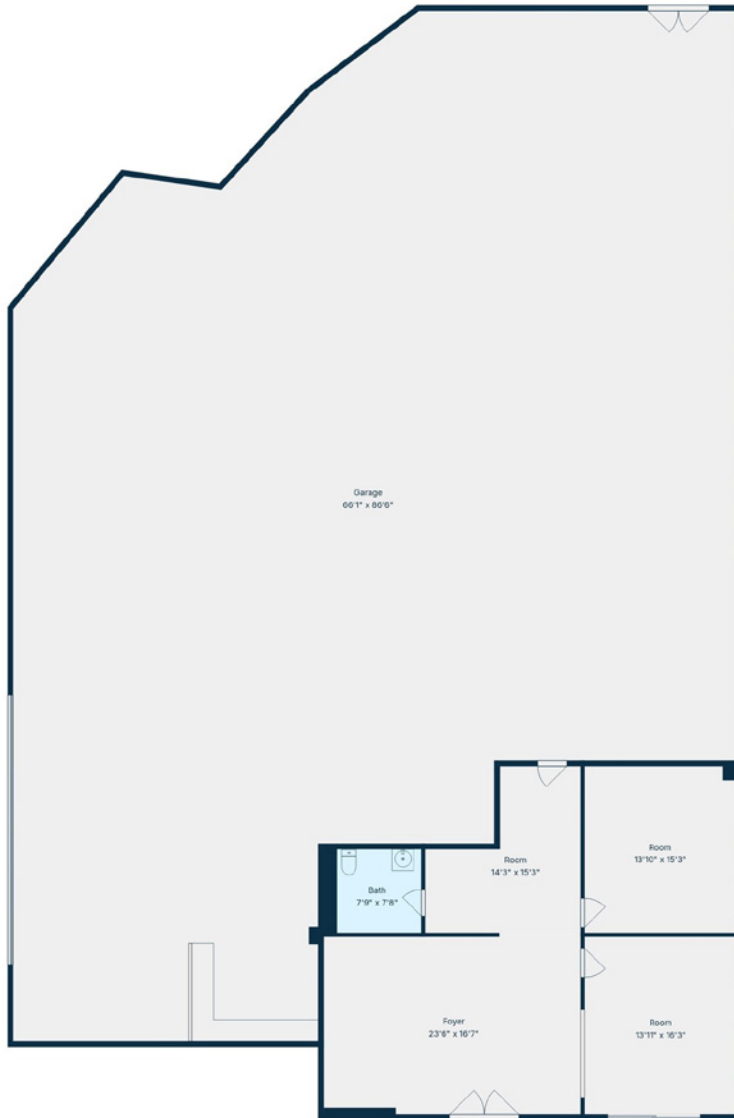
- Central Air Conditioning
- Secure Storage
- Natural Light
- 1 Drive Bay
- Private Restrooms
- Drop Ceilings
- Yard

<b>Rate:</b>	\$1.15/SF NNN
<b>Type:</b>	Office   Warehouse
<b>Building Size:</b>	±7,954 SF
<b>Lot Size:</b>	0.59 Acres
<b>Year Built:</b>	2007
<b>Construction:</b>	Masonry
<b>Zoning:</b>	HI-Heavy Industrial



# FLOOR PLAN

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**Rate:** \$1.15/SF NNN

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**Type:** Office | Warehouse

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**Building Size:** ±7,954 SF

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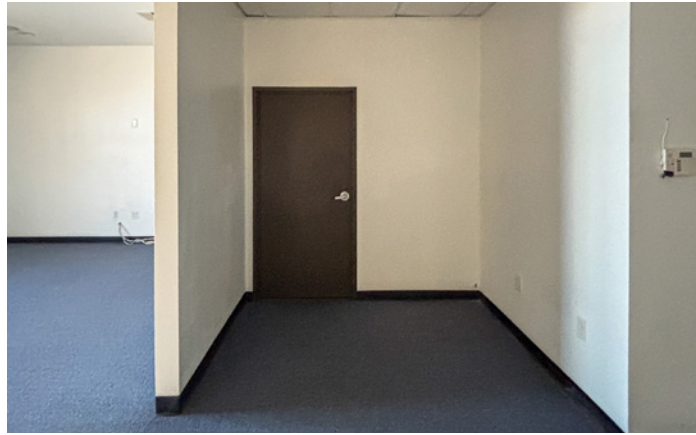
# PHOTOS

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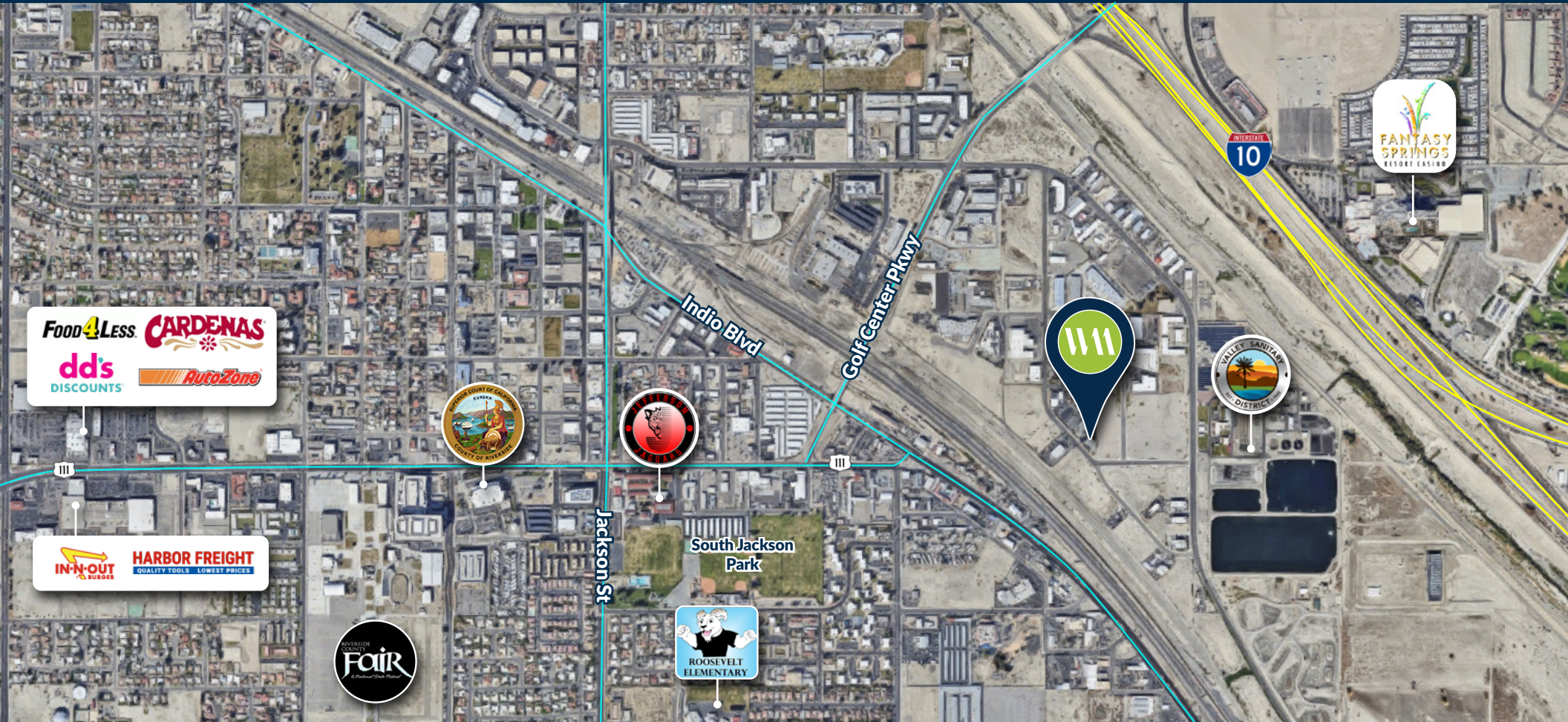
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# AERIAL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-mile	5-mile	10-mile
2024 Population	9,834	94,196	157,280
Households	2,623	27,067	48,386
Median Household Income	\$36,122	\$55,512	\$61,812
Average Daily Traffic (ADT)	I-10 and Hwy 86 NW: 58,000 ADT 111 and Van Buren St NW: 19,876 ADT		

# YOUR ADVISORS



**CAMERON RAWLINGS**  
Executive Vice President  
DRE# 02102158  
crawlings@wilson-meade.com  
760-534-2584

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72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270  
Phone Number: 760-837-1880 | wilson-meade.com