

# PRIME INDUSTRIAL FLEX SPACE FOR LEASE

77-899 WOLF ROAD, PALM DESERT, CA 92211



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# PROPERTY OVERVIEW

**INDUSTRIAL SPACE FOR LEASE**  
77-899 Wolf Road, Palm Desert, CA 92211

## PROPERTY INFORMATION

|                       |                                          |
|-----------------------|------------------------------------------|
| <b>Building Size:</b> | ±14,653 SF                               |
| <b>Lot:</b>           | 0.87 Acres                               |
| <b>Parking:</b>       | 30-Spaces                                |
| <b>Zoning:</b>        | M-SC<br>Manufacturing Service Commercial |
| <b>Year Built:</b>    | 1998/2022                                |
| <b>Construction:</b>  | Reinforced Concrete                      |

77-899 Wolf Road is located just North of the I-10 freeway by way of the Washington Street exit in the City of Palm Desert. The building is ±14,653 square feet comprised of nine (9) units ranging from ±1,325 SF to ±6,401 SF.

Please contact Broker for exclusive showing.

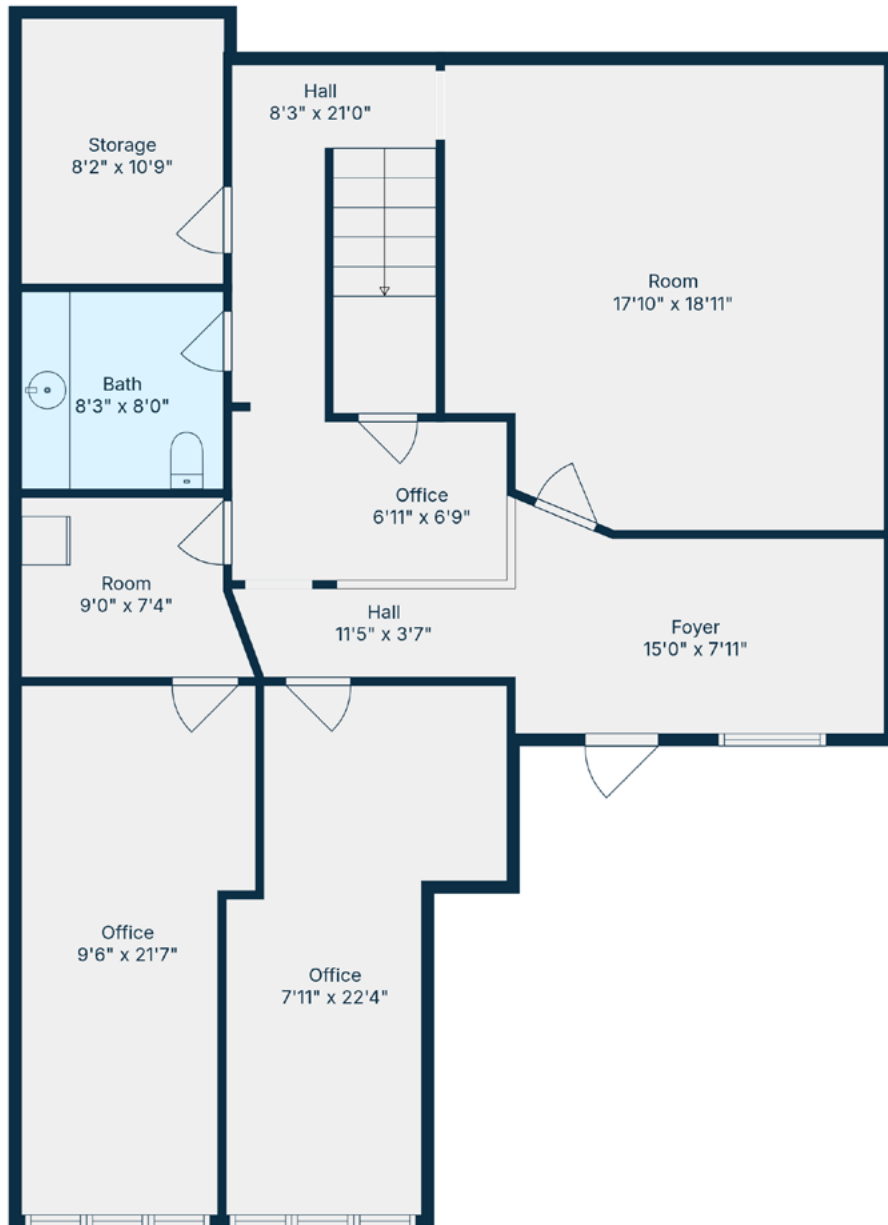
## AVAILABILITY

| Suite | Size      | Term       | Rental Rate  | Type                       | Available     |
|-------|-----------|------------|--------------|----------------------------|---------------|
| 101   | ±2,030 SF | Negotiable | Upon Request | Office                     | April 1, 2026 |
| 103   | ±1,344 SF | Negotiable | Upon Request | Office/Warehouse           | May 1, 2026   |
| 106   | ±1,325 SF | Negotiable | Upon Request | Office/Warehouse with HVAC | May 1, 2026   |
| 109   | ±1,702 SF | 3-5 Years  | \$1.63/SF    | Office/Warehouse           | Now           |

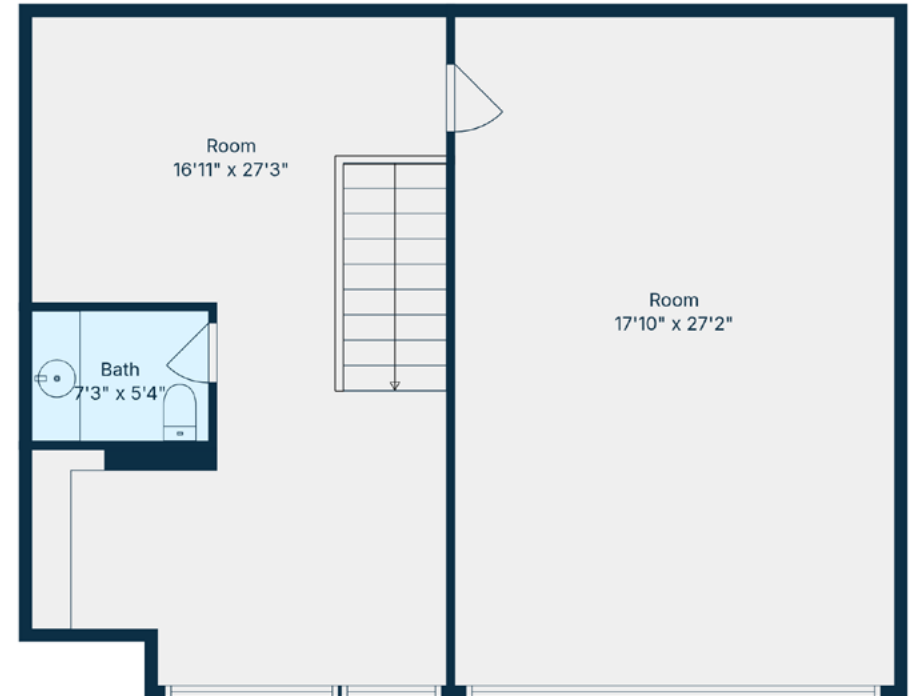


# FLOOR PLAN | SUITE 101

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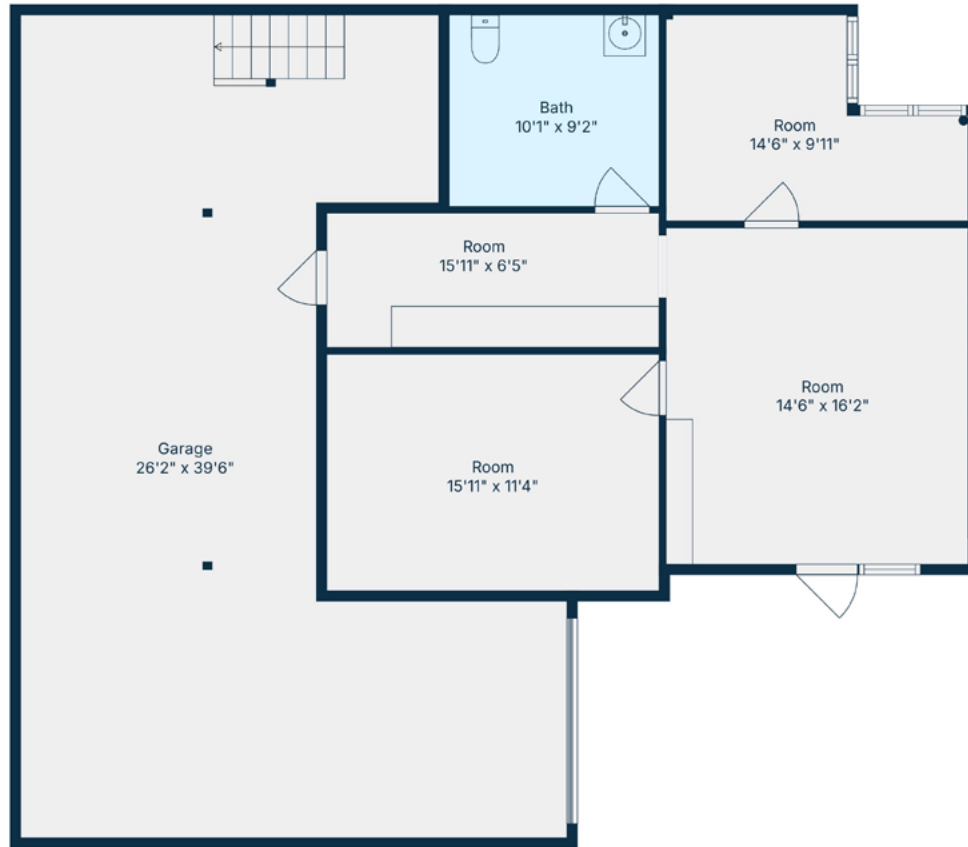
1st Floor



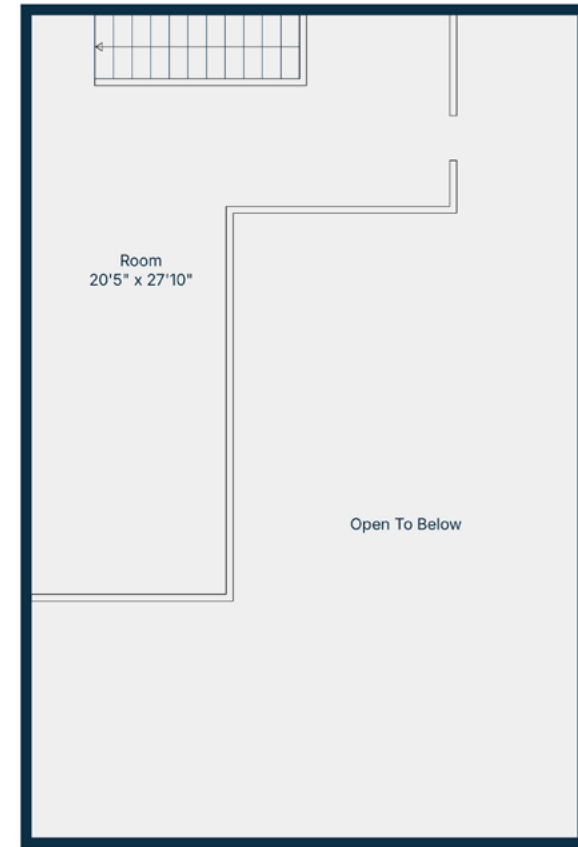
2nd Floor

|                         |               |
|-------------------------|---------------|
| <b>Suite Available:</b> | Suite 101     |
| <b>Suite Size:</b>      | ±2,030 SF     |
| <b>Available:</b>       | April 1, 2026 |





Floor 1



Floor 2

|                         |                |
|-------------------------|----------------|
| <b>Suite Available:</b> | Suite 109      |
| <b>Suite Size:</b>      | ±1,702 SF      |
| <b>Monthly:</b>         | \$2,775        |
| <b>Type:</b>            | Modified Gross |

- Well-designed office/warehouse combo with reception area and two private offices
- Large open warehouse with 12-foot roll-up door
- Generous mezzanine storage at no extra cost
- Private restroom and drop ceiling office area with high-grade flooring
- Three air conditioning systems, including warehouse
- Modified gross lease includes most CAM; HVAC maintenance available for a low monthly fee

*This office will feature brand-new flooring and fresh paint prior to tenant delivery.*





# AERIAL MAP

INDUSTRIAL SPACE FOR LEASE  
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| DEMOGRAPHICS            | 1-mile   | 3-mile   | 5-mile   |
|-------------------------|----------|----------|----------|
| 2024 Population         | 7,150    | 53,982   | 135,844  |
| 2024 Households         | 3,481    | 24,846   | 58,088   |
| Median Household Income | \$68,484 | \$82,437 | \$77,477 |

\*ADT=Average Daily Traffic



SUN CITY PALM DESERT

DESERT COUNTRY PLAZA

BERMUDA DUNES PLAZA

ADT 48,205

ADT 107,873

# YOUR ADVISOR



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