

APPROX. 66,116 SF WAREHOUSE ON 4.46 ACRES

INDIO, CA

OPPORTUNITY
ZONE



45585 COMMERCE ST, INDIO, CA 92201

FEATURES

- Approx. 66,116 SF warehouse/office facility on 4.46 acres
- Property includes two large open warehouse areas, ten fully air conditioned offices, break room, four restrooms, six storage units, 23 roll-up doors, loading area, covered loading dock, uncovered loading dock, and secure fenced yard space
- Property can be utilized as a singular warehouse/office or multi-tenant facility
- Join Quinn CAT Construction Equipment, FIND Food Bank, U.S. Border Patrol, AmeriGas, Desert Arc, and more!
- Ideally positioned with easy access just one-half mile from I-10 freeway
- In the federally qualified Opportunity Zone
- Great for owner-user or investment purposes
- New roof installed in 2022

PRICE: \$8,246,500

COACHELLA VALLEY



VICINITY MAP


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APPROX. 66,116 SF WAREHOUSE ON 4.46 ACRES

SITE AMENITIES & AERIAL

45585 COMMERCE ST, INDIO



SITE AMENITIES

- **Zoning:** IH (Heavy Industrial) - [Click to view](#)
- **General Plan:** Workplace Employment - [Click to view](#)
- **APNs:** 611-410-087 (2.93 AC), 090 (1.53 AC)
- **Total Parcel Size:** 4.46 AC
- **Total Building Size:** Approx. 66,116 SF*
- **Year Built:** 611-410-087 Building: 1970
611-410-090 Building: 1976
- **Construction Type:** Reinforced Concrete
- **Tenancy:** Multi
- **Utilities:** Electrical: 1,200 amps / 3 phase
Domestic Water: On Site
Sewer: On Site
- **Current Use:** Storage and vacant warehouse
- **Flood Zone:** 500 Year
- **Comments:** This property offers an exceptional investment and owner-user opportunity in a prime industrial corridor. With a portion of the building already leased, investors can enjoy immediate income while leasing the remaining space for additional upside. Alternatively, an owner-occupant can utilize the vacant area for operations while benefiting from rental income from existing tenants. The property's flexible layout, ample yard space, and strategic location make it ideal for long-term growth and strong market appreciation.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population	9,951	94,815	159,337
No. of Households	2,661	27,395	49,208
Avg. Household Income	\$66,798	\$76,301	\$85,069

WHAT IS AN OPPORTUNITY ZONE?

Why is investing in an Opportunity Zone better than a 1031 Exchange?

Temporary Deferral: Similar to a 1031 Exchange.

Step-up in Basis: After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

Permanent Exclusion: After 10 years the capital gains are permanently excluded from taxable income.

For More Information Please Visit:

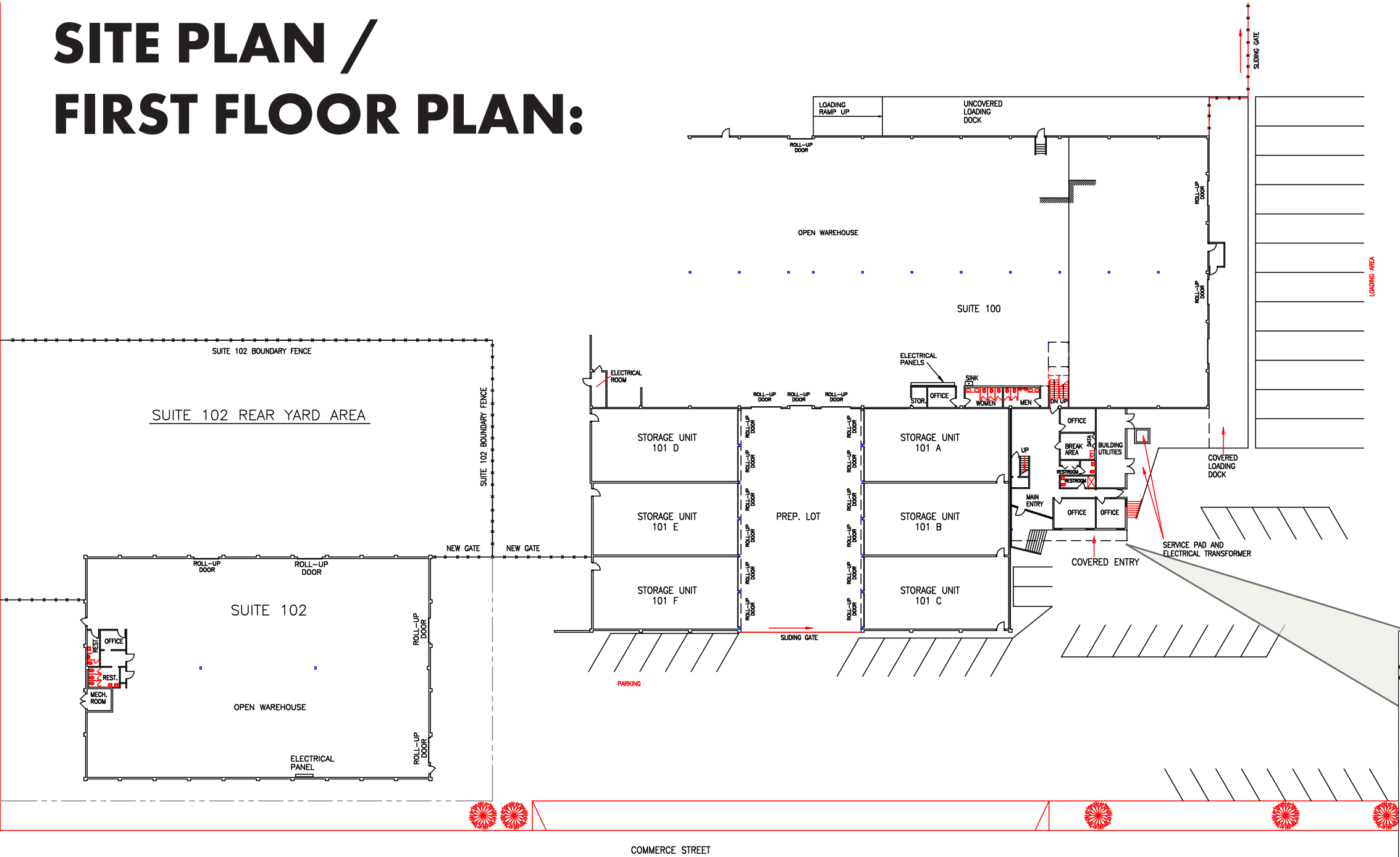
www.DesertPacificProperties.com/OpportunityZone

***Disclaimer:** We cannot guarantee the accuracy or square footage, lot size or other information concerning the condition or features of property provided by the Seller or obtained from public records or other sources. The Buyer is advised to independently verify the accuracy of all information through personal and professional inspections.

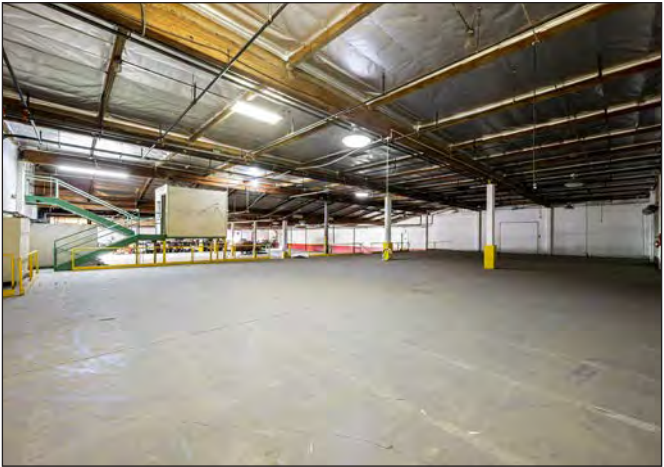
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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

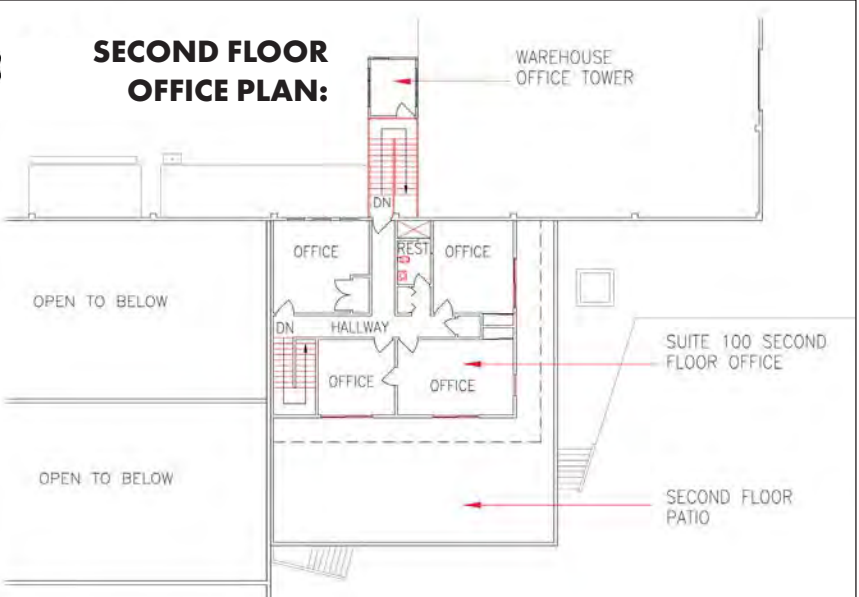
SITE PLAN /
FIRST FLOOR PLAN:



WAREHOUSE PHOTOS



SECOND FLOOR
OFFICE PLAN:



APPROX. 66,116 SF WAREHOUSE ON 4.46 ACRES

RENT ROLL & FINANCIALS

45585 COMMERCE ST, INDIO



RENT ROLL					
Suite	SF	SF Rented	Monthly Rent	Annual Rent	Proforma Income (Annual)
100 (Warehouse 1 & Offices)	38,110	6,300	\$6,900	\$82,800	\$388,722 (\$0.85/SF per month)
101-A-F (Storages)	10,950	3,688	\$2,000	\$24,000	\$183,960 (\$1.40/SF per month)
102 (Warehouse 2)	12,636	12,636	\$11,142	\$133,704	\$144,050.40 (\$0.95/SF per month)
TOTAL	66,116	22,624	\$20,042	\$240,504	\$716,732.40

INCOME (PROFORMA)	
Purchase Price	\$8,246,500
Annual Income (Proforma)	\$716,732.40
Annual Expenses	\$158,219
Net Income (Proforma)	\$558,513.40
Cap Rate (Proforma)	6.77%

EXPENSES (2024)	
Description	Annually
Maintenance & Repairs	\$8,686
Fees - City, Business	\$350
Fire Protection	\$2,190
Insurance	\$17,302
Onsite Custodian	\$7,461
Property Taxes	\$104,195
Electricity	\$13,670
Water	\$4,365
TOTAL	\$158,219