

INDUSTRIAL SPACE FOR LEASE | ±7,954 SF

45920 Commerce Street, Indio, California 92201



~~\$1.15/SF~~
\$1.00/SF
NNN



CAMERON RAWLINGS

Partner

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

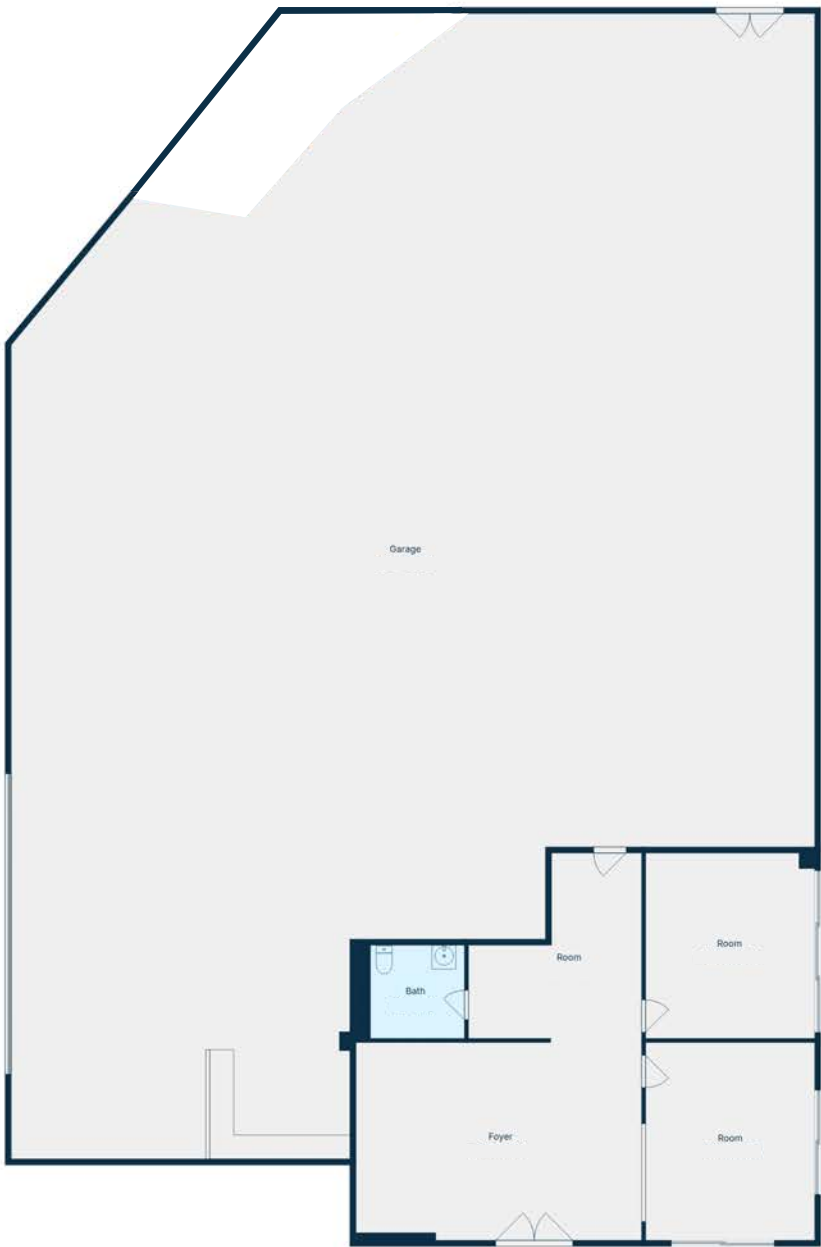
- Central Air Conditioning
- Secure Storage
- Natural Light
- 1 Drive Bay
- Private Restrooms
- Drop Ceilings
- Yard

Rate:	\$1.15/SF NNN \$1.00/SF NNN
Type:	Office Warehouse
Building Size:	±7,954 SF
Lot Size:	0.59 Acres
Year Built:	2007
Construction:	Masonry
Zoning:	HI-Heavy Industrial



FLOOR PLAN

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Rate: ~~\$1.15/SF NNN~~ \$1.00/SF NNN

Type: Office | Warehouse

Building Size: ±7,954 SF

PHOTOS

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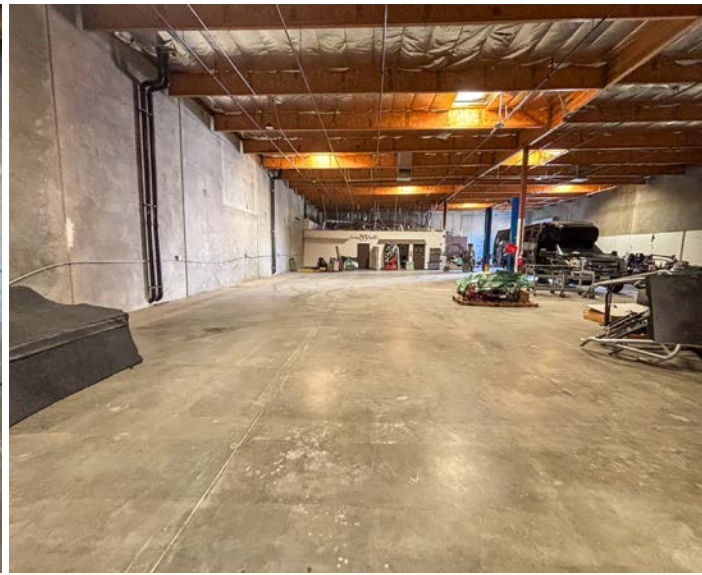
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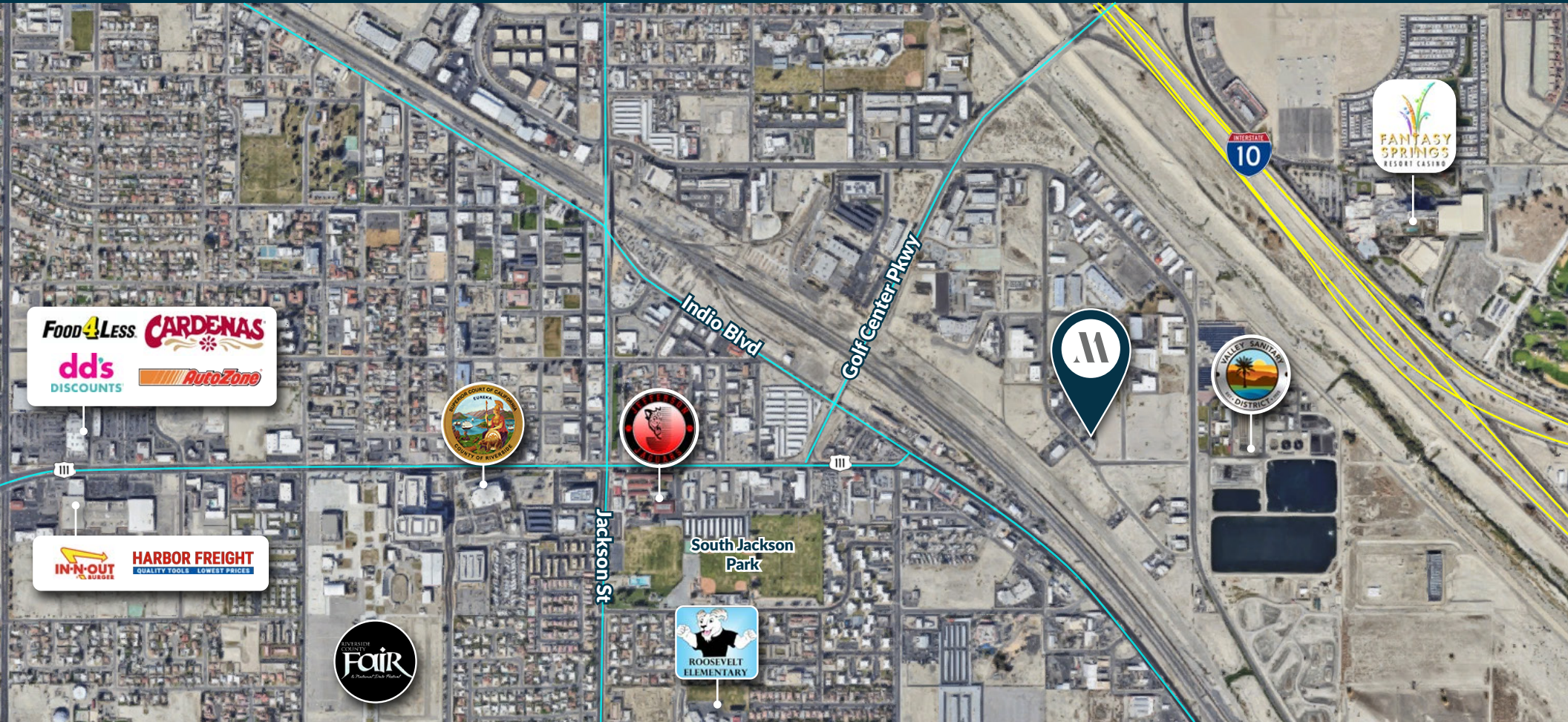
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AERIAL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-mile	5-mile	10-mile
Population	10,043	158,072	263,583
Households	2,685	48,705	96,198
Median Household Income	\$59,876	\$80,037	\$88,483
Traffic Volume	Oak Ave and Indio Blvd: 27,768 Indio Blvd and Golf Center Pkwy: 7,969		

YOUR ADVISOR



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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