

INDUSTRIAL FOR LEASE

1301 MONTALVO WAY

Palm Springs, CA 92262



OFFERING SUMMARY

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|------------------|-----------------|
| Base Lease Rate: | \$0.87 SF (NNN) |
| NNN: | \$0.33/SF |
| Building Size: | 46,316 SF |
| Available SF: | 10,544 SF |
| Roll Up Doors: | 12'x12' |
| Lot Size: | 2.3 Acres |
| Price / SF: | \$0.00 |
| Year Built: | 2005 |
| Zoning: | M-1-P |

PROPERTY OVERVIEW

Clean, well-maintained office/warehouse space with as high as 26' clear height in central Palm Springs. Asking rates \$0.87 PSF + \$0.33 NNN. Call for details.

LOCATION OVERVIEW

Adjacent to Palm Springs International Airport, located west of Gene Autry Trail that connects Interstate 10 to the north and Highway 111 to the south, giving tenants easy access to all desert cities and the Greater Inland Empire.

PROPERTY HIGHLIGHTS

- Many industrial uses allowed
- Offers excellent truck access

Brian Ward

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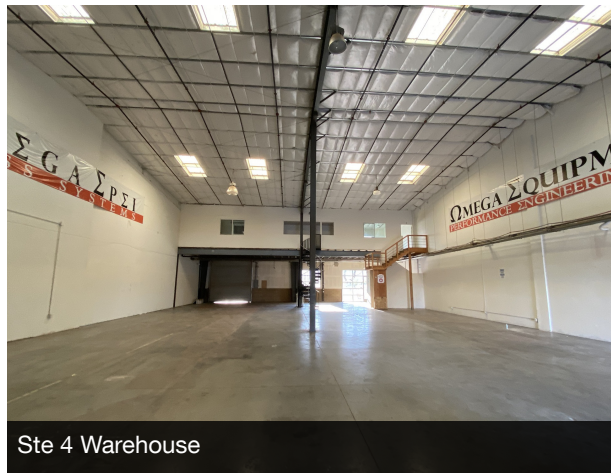
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LEASE

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