

FOR SALE | AVAILABLE FOR AN OWNER/USER OR INVESTOR

Multi-Tenant Industrial With Yard

570 OLEANDER RD
PALM SPRINGS, CA 92262



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145 W. OASIS RD, PALM SPRINGS

Property Address: 570 Oleander Road, Palm
Springs , CA 92262

Building Size (SF): 4,037

Year Built/Building 1965/

Type: Metal Tilt-Up
and Masonry

Parking: 5 Stalls

Asking Price: \$870,000
(\$215/SF)

Lot Size: 12,415 SF (0.33 AC)

Yard Size (SF)/ 3,825/

Type: Secured, Asphalt

Ceiling Height: 16'

Power: 400A 3-Phase Power | Dual
Meters

Fire Suppression: Existing

Roll Up Doors: Two 8' x 12' Roll-Up Doors

Construction Type: Masonry and Metal
Tilt-Up – Durable, Low
Maintenance Shell

Apn#: 680-092-011

Zoning: M-1

Market: Inland Empire

Sub-Market: Coachella Valley



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Property Features

- **Prime Location Near Airport & Freeway Access:** Just 1.9 miles from Palm Springs International Airport and approximately 4 miles from the I-10 Freeway, the property offers direct access to major transportation routes—making it highly attractive for logistics, distribution, and service operations throughout the entire Coachella Valley.
- **Partially Leased – Income + Owner-User Opportunity:** Roughly 2,000 SF is leased at \$2,000/month (plus separately metered utilities) with ~2 years left on the lease. The remaining ±2,000 SF—currently used by the owner for storage/office—will be delivered vacant at close, ideal for an owner-user or additional lease-up.
- **Low Vacancy Market with Solid Demand Drivers:** Coachella Valley industrial vacancy is just 3.2%, fueled by cannabis, logistics, and manufacturing demand, supporting lease-up
- **Immediate Occupancy with Flex Use:** Half the building will be ready for immediate use or leasing, while existing tenancy generates stable cash flow—allowing flexibility in strategy for buyers.. The area's low industrial vacancy (3.9%) suggests strong leasing demand and rent upside.
- **Functional Industrial Features + Yard:** 4,037 SF metal tilt-up/masonry structure with a 3,825 SF secured asphalt yard, 5 parking stalls, 16' ceiling height, and fenced lot—suited for manufacturing, storage, or service uses.
- **Convenient Surrounding Amenities:** The property is surrounded by a wide range of retail and service options, including national brands like Walmart, AutoZone, Home Depot, and multiple supermarkets. Nearby food, beverage, and shopping destinations enhance quality of life for employees and provide strong day-to-day convenience for owner-users and tenants alike.



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Property Aerial



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Neighborhood Map

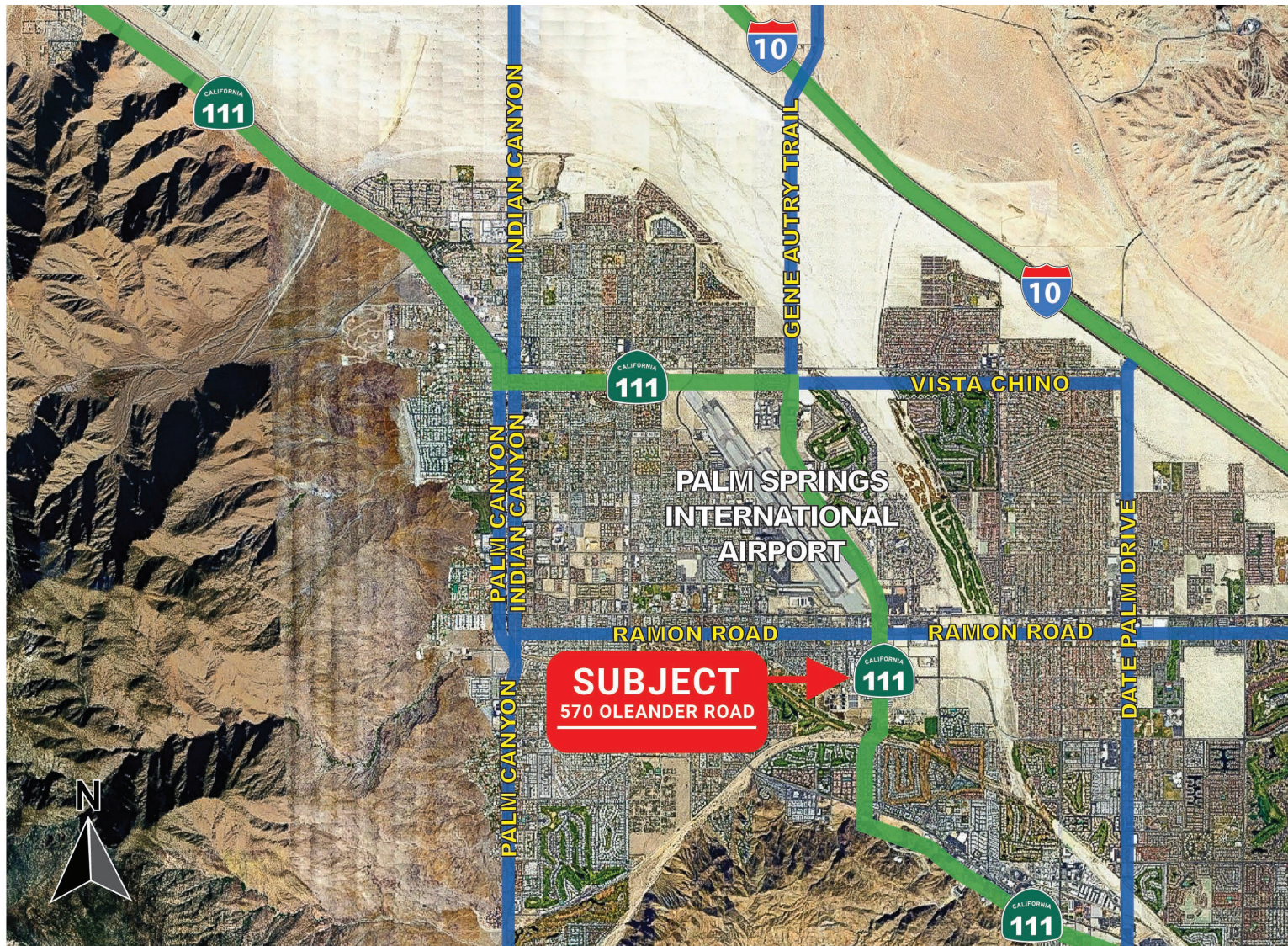


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Location Map



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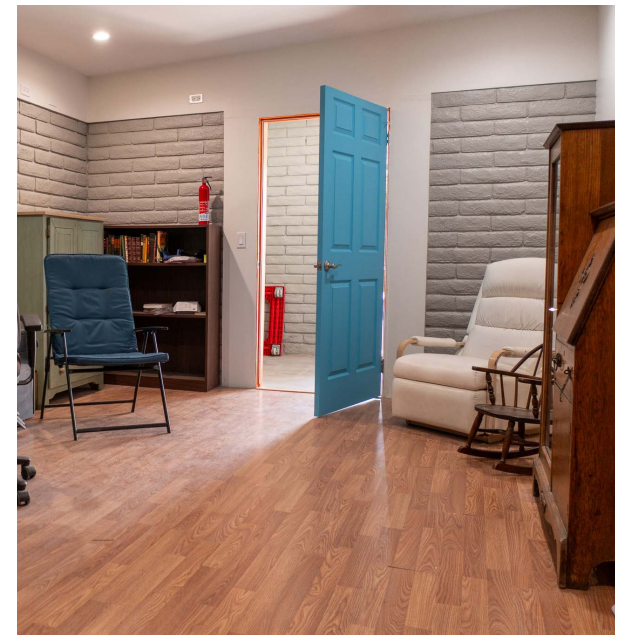
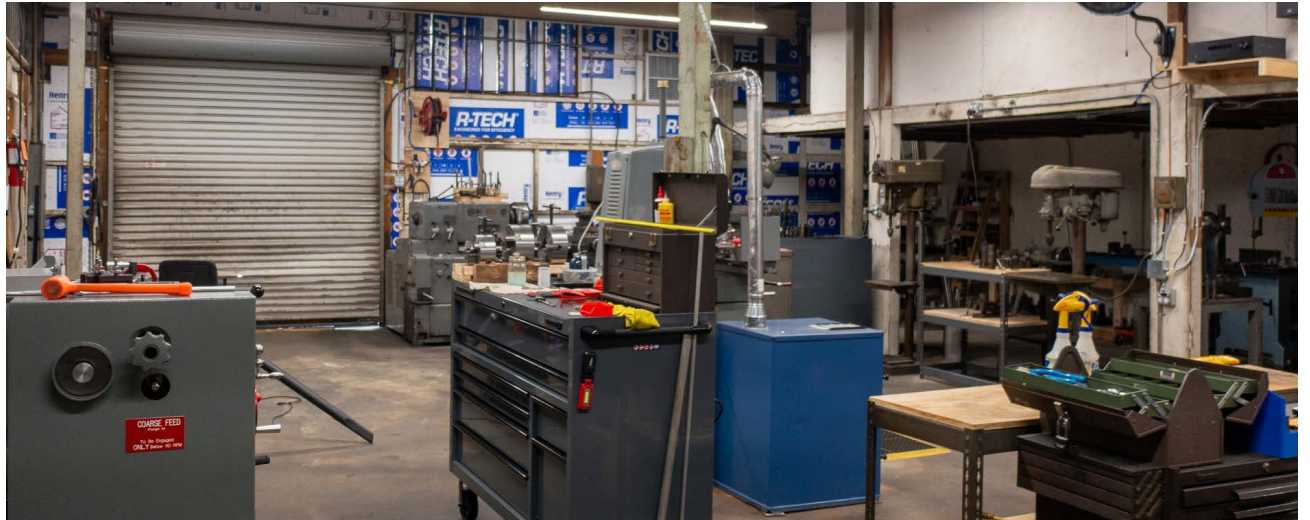
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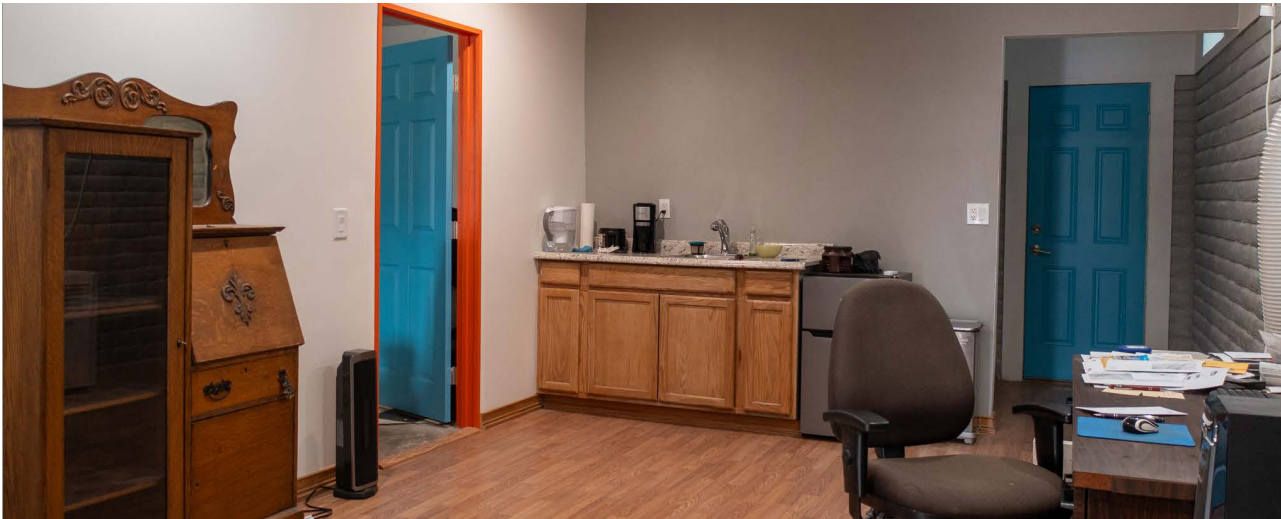
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