

**INDUSTRIAL SPACE FOR LEASE | ±2,500 SF**  
46341 Commerce Street, Suite B, Indio, California 92201



~~\$1.65/SF~~  
**\$1.20/SF**  
MODIFIED GROSS



**CAMERON RAWLINGS**  
Partner  
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72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270  
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## PROPERTY OVERVIEW

Building Size:	±7,392 SF
Lot Size:	0.56 AC
Year Built:	2006
Construction:	Reinforced Concrete
Lighting:	Flourescent
Power:	Amps: 200 Volts: 120-208 Phase: 3
Zoning:	M

## SUITE INFORMATION

+/-2,500 industrial unit with waiting area, one (1) office, kitchenette and remainder warehouse space with one roll up door.

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

Listed rate may not include certain utilities, building services and property expenses

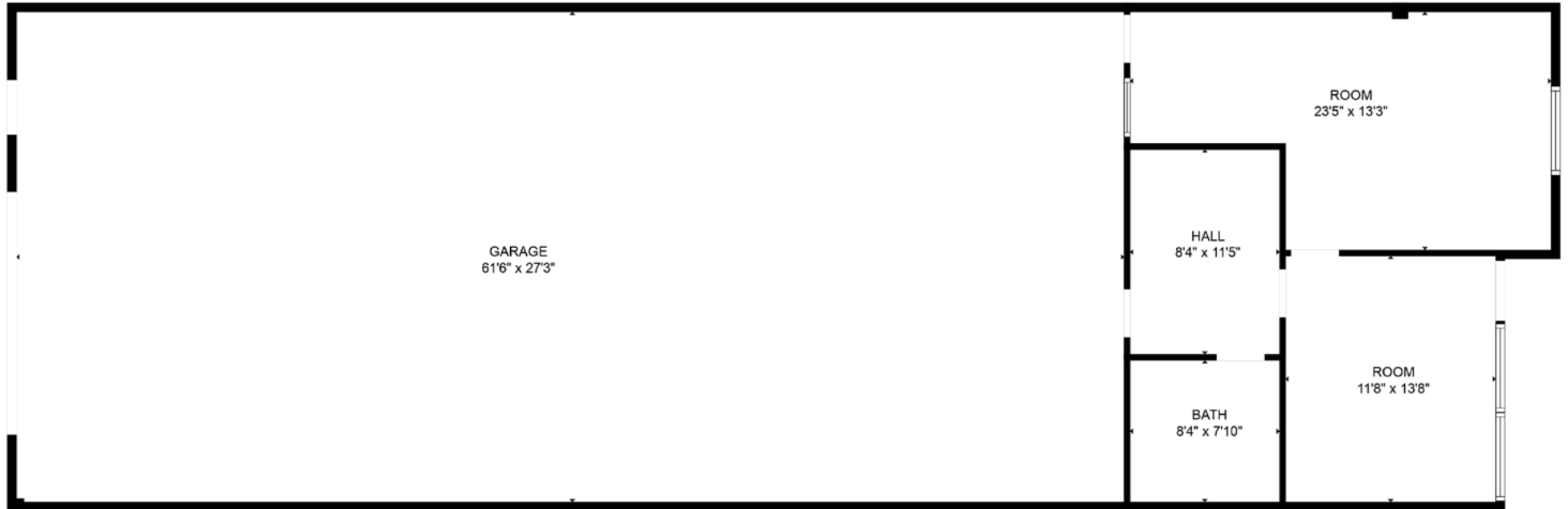


Available Space:	Suite B
Suite Size:	±2,500 SF
Term:	3+ years
Rental Rate:	<del>\$1.65/SF</del> \$1.20/SF* Modified Gross
Space Use:	Industrial
Condition:	Full Build-Out
Available	Now

*\*Promotional rental rate. \$1.20/SF for the first three (3) months, increasing to \$1.40/SF beginning month four (4) of the lease term.*

# FLOOR PLAN

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# PHOTOS

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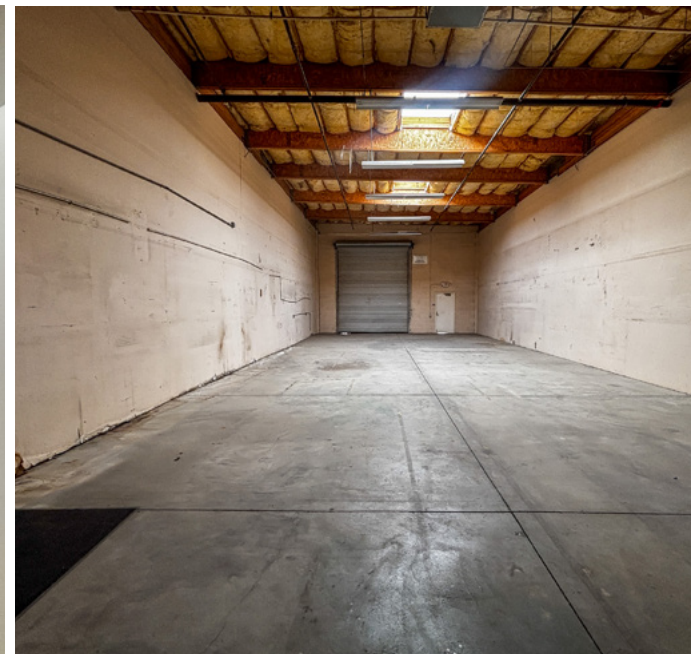
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\*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

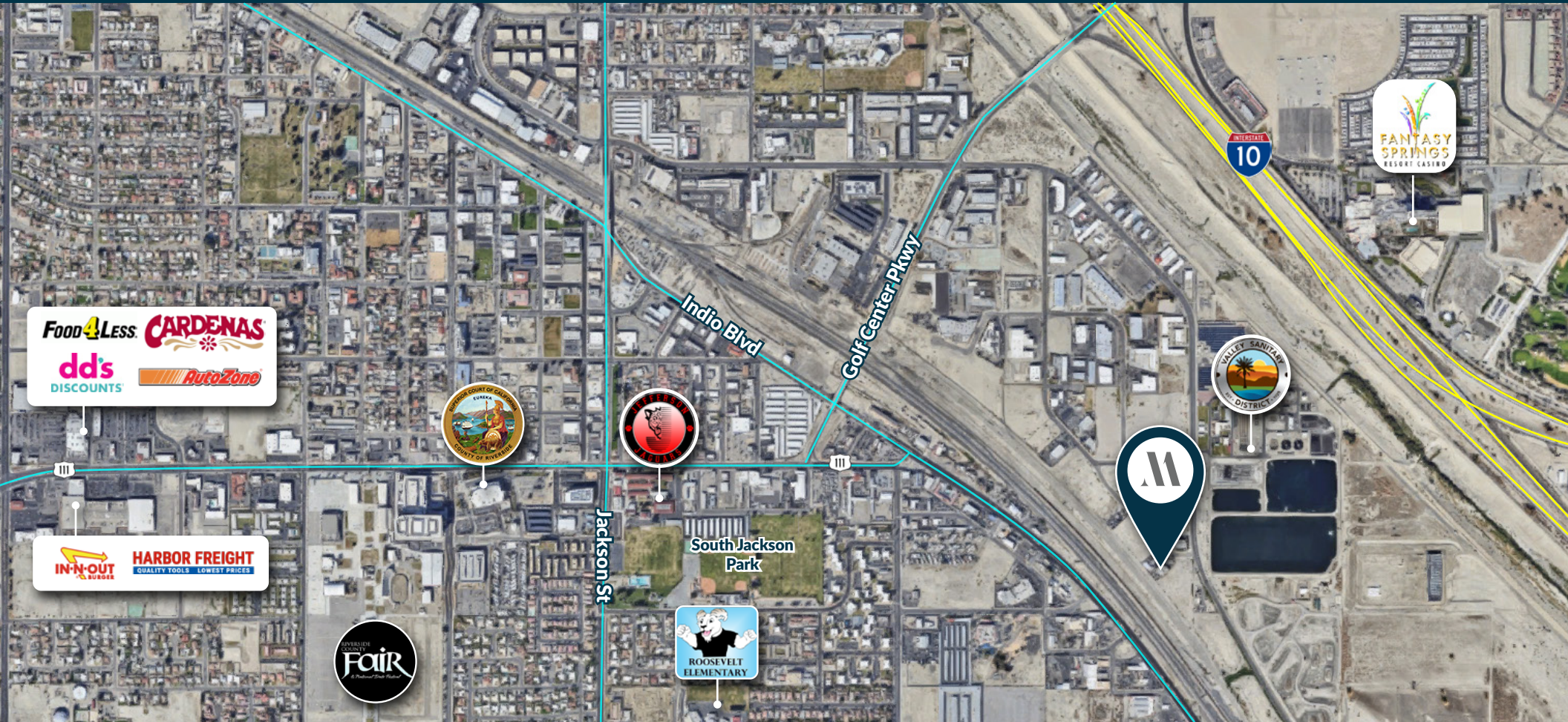
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# AERIAL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-mile	5-mile	10-mile
Population	9,133	156,104	261,410
Households	2,420	47,894	95,218
Median Household Income	\$66,800	\$79,908	\$88,431
Traffic Volume	I-10 and Hwy 86 NW: 58,000 ADT 111 and Van Buren St NW: 20,274		

# YOUR ADVISOR



## CAMERON RAWLINGS

Partner

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