

**INDUSTRIAL WAREHOUSE
FOR LEASE | +/- 25,000 SF**

**\$0.99/SF
MODIFIED GROSS**



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PROPERTY INFORMATION

BUILDING INFORMATION

Size:	+/- 25,000 SF
Stories:	2
Lot:	0.65 AC
Rate:	\$0.99/SF
Type:	Modified Gross
Roll Ups:	Two (2)
Term:	5+ Years
Power:	3000A-480V-277V

PROPERTY OVERVIEW

Wilson Meade is proud to present 3535 N Anza Road for Lease. The property is +/-25,000 SF Flex space that is currently built out for a cannabis cultivation facility with four (4) large rooms on the first floor and three (3) large rooms on the second floor. The building has heavy power and is fully airconditioned. This is a great opportunity to lease a large warehouse at a discounted market rent. The space can be converted to many standard industrial uses to fit the next tenants needs. There are two (2) ground level roll up doors with more available where the previous tenant had closed them off. The property is located North of Downtown Palm Springs just West of Indian Canyon Drive in the industrial area.



AERIAL MAP



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WILSON MEADE COMMERCIAL REAL ESTATE | 2023

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

DEMOGRAPHICS



1 mile



2023 Population Est.
7,348



2023 Med. Household Income
\$41,463



2023 Avg. Households
3,105

3 miles



2023 Population Est.
20,867



2023 Med. Household Income
\$56,164



2023 Avg. Households
9,700

5 miles



2023 Population Est.
53,060



2023 Med. Household Income
\$61,136



2023 Avg. Households
23,882

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 nonbinding and neither Wilson 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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YOUR ADVISORS



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