

For Sale

Metro Resources, Inc.
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42650 Melanie Place, Palm Desert, CA 92211



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42650 Melanie Place, Palm Desert, CA 92211

Price: \$5,375,000.00 \$171.03/square foot

**NEWLY RENOVATED OFFICE/FLEX/INDUSTRIAL BUILDING
CENTRAL COACHELLA VALLEY LOCATION
VACANT FOR OWNER/USER OR INVESTOR
EASILY DIVISIBLE INTO TWO UNITS/1600 AMPS OF 3 PHASE POWER
OFFICE, RECEPTION, RETAIL, SHOWROOM AND WAREHOUSE SECTIONS
BUILDING IS FULLY AIR CONDITIONED, HEATED AND SPRINKLERED
PRICED TO SELL**

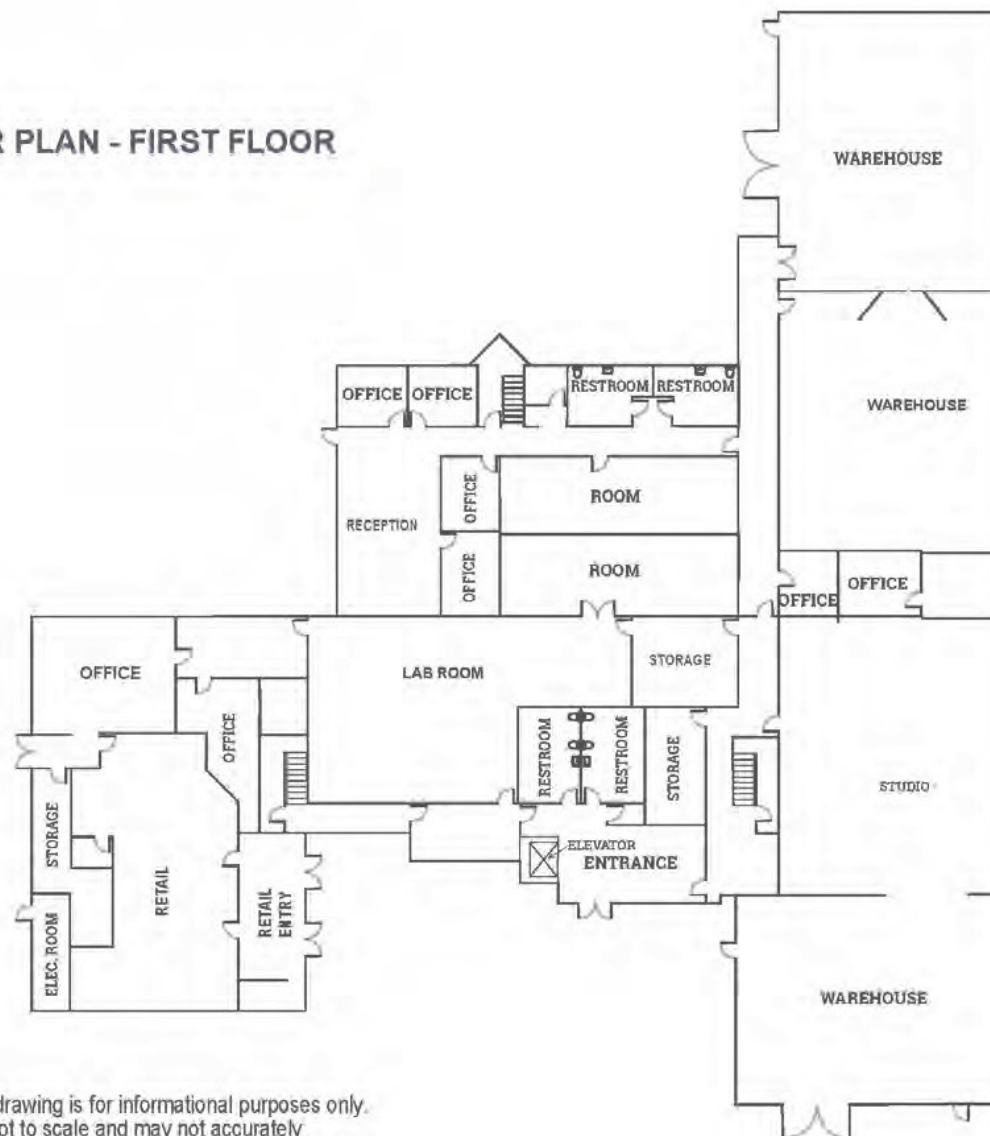
Property Details

42560 Melanie Place in Palm Desert is located in the desirable Cook Street Business Park with easy access to Highway 111 and Interstate 10. The building totals 31,428 square feet, of which 24,151 square feet is office space. The building is of concrete block and stucco construction, is easily divisible into two sections and has 1600 amps of 3 phase power, as well as a large capacity back-up generator. There are numerous offices and warehouse portions which affords a buyer great flexibility for a variety of uses. The partial second floor offices are served by three stairways and a passenger elevator. Secure, entirely walled and gated parking and loading areas with +/- 95 parking spaces, 43 of which are covered. The property is a former recording studio, is now vacant, has been recently renovated and is ready for move in.

Building Size:	31,428 sf
Land Size:	65,776 sf
Property Type:	Office/Flex
Parking:	+/- 95
Construction:	Mixed
Year Built:	1991
APN:	634-260-012
Restrooms:	6
Zone:	SI

69844-69848 Highway 111, Rancho Mirage, CA 92270

FLOOR PLAN - FIRST FLOOR



This drawing is for informational purposes only.
It is not to scale and may not accurately
represent the current state of the property.

69844-69848 Highway 111, Rancho Mirage, CA 92270

FLOOR PLAN - SECOND FLOOR



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69844-69848 Highway 111, Rancho Mirage, CA 92270



42650 Melanie Place, Palm Desert, CA 92260



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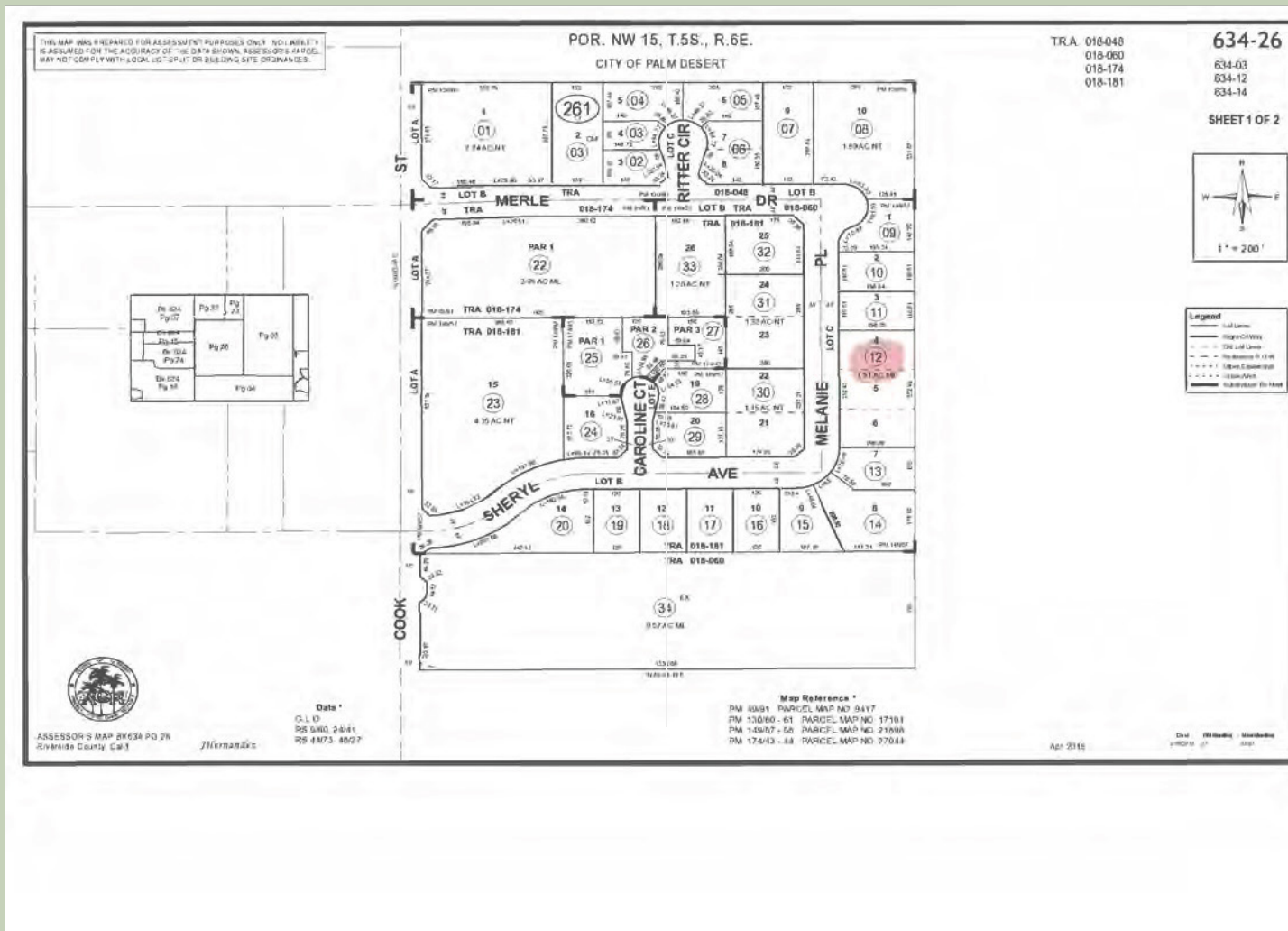
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