

FIVE INDUSTRIAL LOTS JUST OFF I-10, NORTH PALM SPRINGS



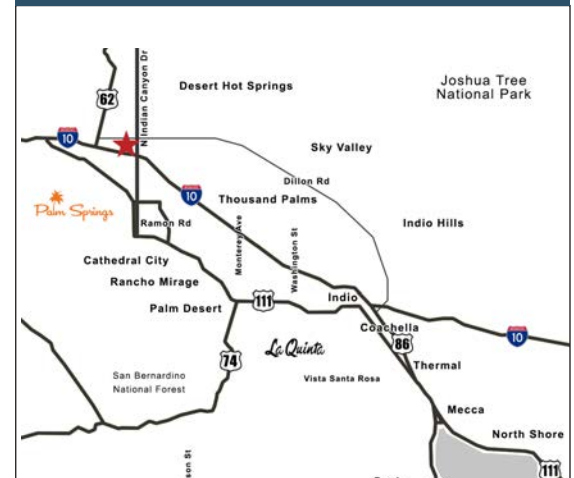
RUPPERT ST, NORTH OF I-10, NORTH PALM SPRINGS, CA

FEATURES

- Five industrial lots located in a prime industrial area
- Ideal location for logistics, last-mile distribution/warehouse facility, or freeway commercial
- Industrial zoning allows for a wide variety of uses
- Improved with curb and gutter
- Excellent access to I-10 Freeway
- First eastbound interchange for the Coachella Valley
- 181,000 average daily traffic - Interstate 10

PRICE: \$350,658 (\$4.60/SF)

COACHELLA VALLEY



VICINITY MAP



SUSAN HARVEY
DRE #00957590
susan@dppllc.com
Cell: 760.250.8992



EMILY HARVEY
DRE #02229612
emily@dppllc.com
Cell: 760.636.3500

DesertPacificProperties.com 760.360.8200

FIVE INDUSTRIAL LOTS

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SITE AMENITIES & AERIAL



SITE AMENITIES

- **Location:** The property is located on the east side of Ruppert St just north of Orr Way in North Palm Springs, CA
- **Zoning:** M-2 (Manufacturing Zone)
[Click Here for M2 Zoning Ordinance](#)
- **General Plan:** Regional Business Center
[Click for General Plan Land Use](#)
- **APN:** 666-402-007, 009, 011, 013, 666-422-001
- **Parcel Size (According to County Assessor's Information):** 1.75 acres (Each lot is .35 AC)
- **Utilities:** Water: 12" line in Ruppert St
Sewer: No sewer in the area
- **Flood Zone:** 500 Years
- **Comments:** This is a keenly located property at the very first Interstate 10 off ramp when entering the Coachella Valley from the Los Angeles vicinity. This property has a multitude of possibilities such as Distribution/Warehouse Facility, Freeway Commercial, Equipment Sales, Rental, and Storage.

ZOOMED IN AERIAL



760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.