

INDUSTRIAL/FLEX SUITES

1301 Montalvo Way, Palm Springs, CA 92262

FOR LEASE | \$0.82/SF-\$0.92/SF | NNN

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PROPERTY OVERVIEW

FOR LEASE
1301 Montalvo Way, Palm Springs, CA 92262

1301 Montalvo Way is a modern ±46,316 SF multi-tenant industrial building located less than one mile from Palm Springs International Airport. Built in 2004, the property offers excellent functionality with 26' clear height, ten 12' x 12' grade-level doors, wet sprinklers, skylights, and efficient reinforced-concrete construction. Situated on a generous 2.3-acre parcel with parking ratio (2.09/1,000 SF), the site provides exceptional access via Gene Autry Trail and E. Tachevah Drive, placing it within minutes of major transportation routes.

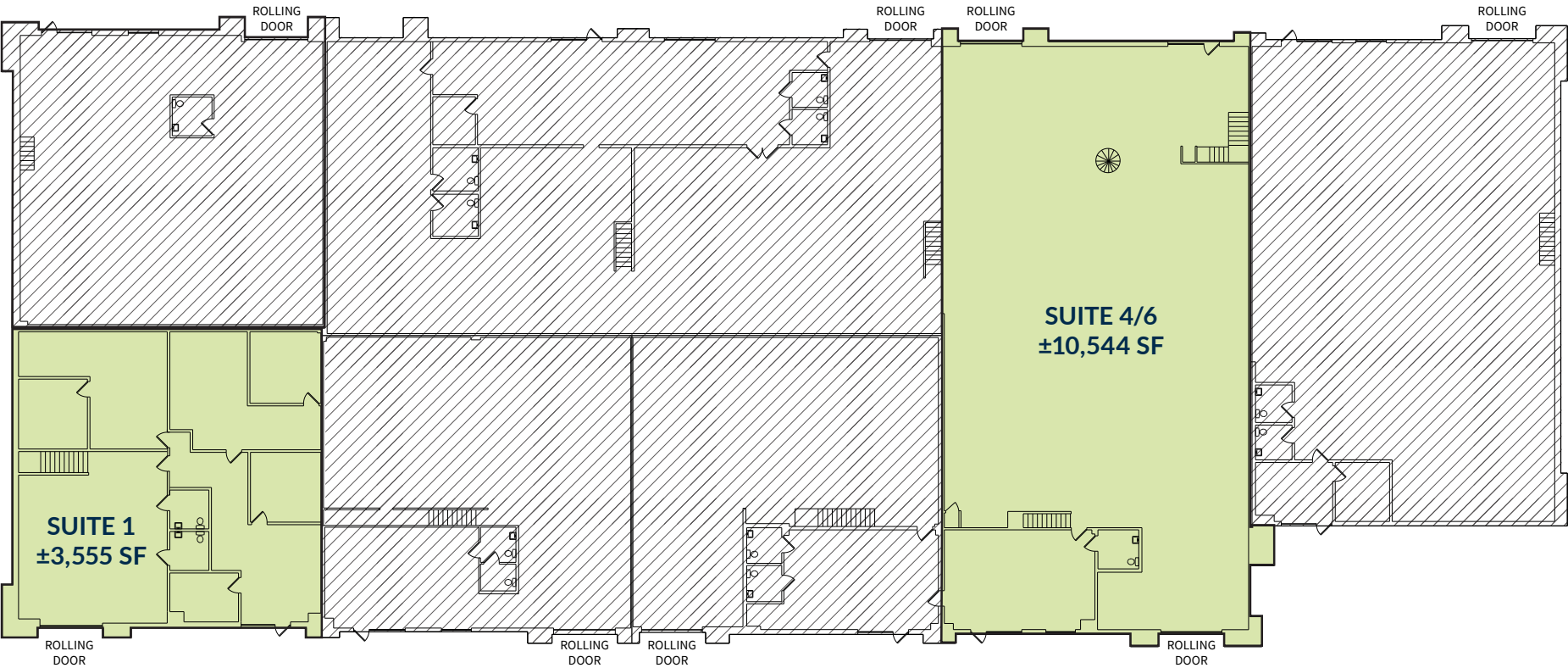
The property's location within the Coachella Valley industrial corridor and proximity to the airport make it ideal for logistics, manufacturing, distribution, or service-industrial users seeking a prime Palm Springs address.

HIGHLIGHTS

- Skylights providing natural light
- Easy access to Gene Autry Trail, Vista Chino, and I-10

Building Size:	±46,316 SF
Lot Size:	2.3-acre lot
Type:	Multi-tenant industrial building
Built:	2004
Clear Height:	26'
Drive-Ins:	Ten (10) grade-level doors (12' W x 12' H)
Parking Ratio:	2.09/1,000 SF (84 surface spaces)
Zoning:	M-1P

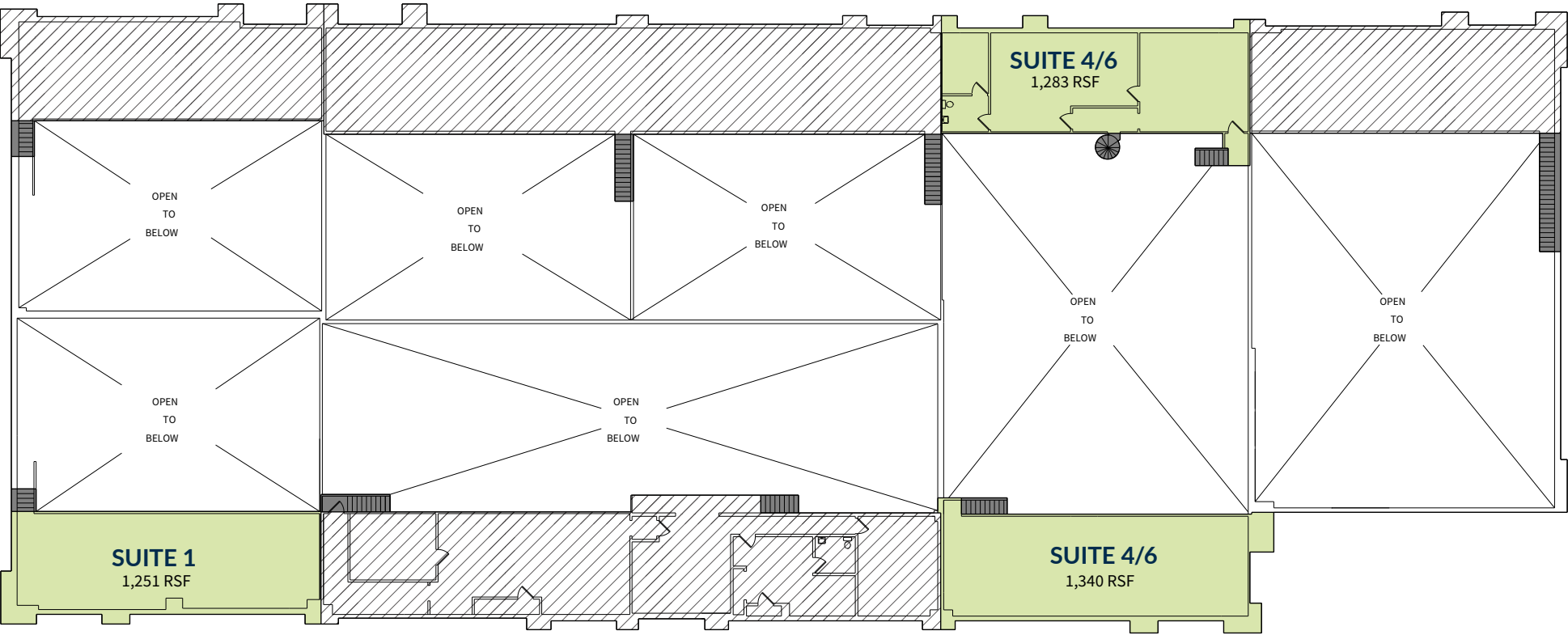




GROUND FLOOR

SUITE 1		SUITE 4/6	
Rate:	Rate: \$0.92/SF + NNN (\$0.33/SF)	Rate:	\$0.82/SF + NNN (\$0.33/SF)
Details:	Flex space with waiting area, 4 offices, work area, 2 restrooms, warehouse area, bonus mezzanine area (1,251 SF)	Details:	1 office, 1 restroom, warehouse area, bonus mezzanine area (2,623 SF)

MEZZANINE





SUITE 4/6



SUITE 4/6

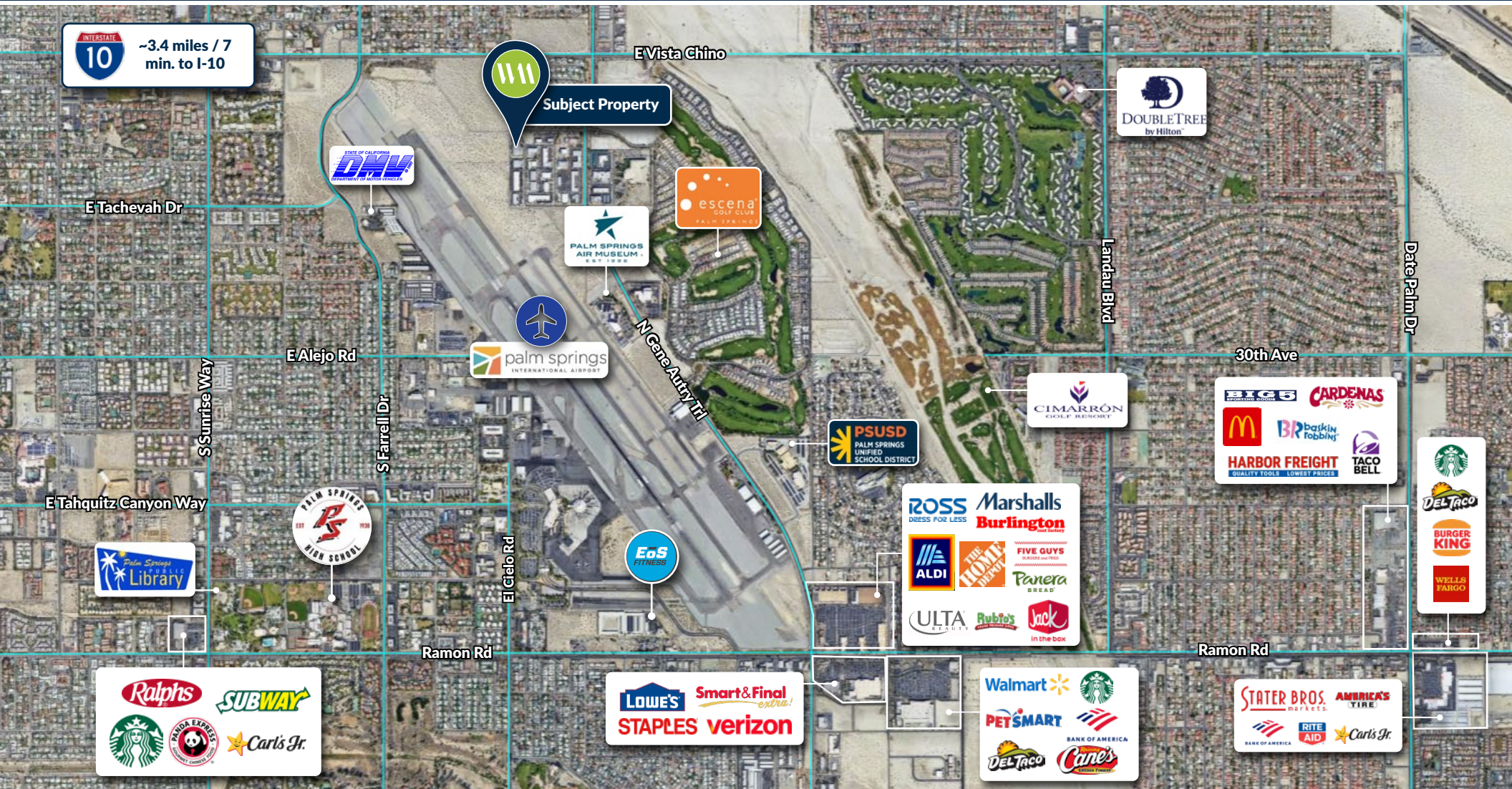


SUITE 4/6

AERIAL MAP | DEMOGRAPHICS

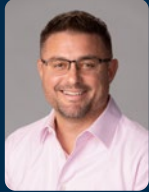
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DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
2024 Population	4,201	73,147	121,802
2024 Households	2,073	33,146	54,894
Median Household Income	\$83,898	\$70,233	\$65,768
Traffic Volume	E Vista Chino and N Gene Autry Trail E: 29,064		

YOUR ADVISORS



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