

# MULTI-TENANT INDUSTRIAL BUILDING FOR SALE

19-486 NEWHALL STREET | PALM SPRINGS, CA 92258

**Fully Leased, In-Place 5.44% CAP**



## PROPERTY HIGHLIGHTS:

- ±7,925 SF Multi-Tenant Industrial Building on ±0.55 Acres
- Investment Opportunity, Fully Leased
- 100% Occupied with Staggering Lease Terms
- Six Separate Units ranging between ±1,200 - ±1,500 SF with Six GL Doors
- 20% Office Build-Out Across Building
- 4 Different Tenants, Flexibility/Upside for New Owner, Rent Roll Upon Request
- Newer 2007 Construction
- Current 1-10 FWY Visibility
- 14' Warehouse Clear Height
- Sprinklered Building
- Immediate 10 FWY Access at Indian Canyon Drive
- North Palm Springs Business Center Location
- M-2 Zoning, City of Palm Springs (Verify)



**CODY MORAN**  
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CMORAN@LEERIVERSIDE.COM

3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | [www.lee-associates.com](http://www.lee-associates.com)

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside.

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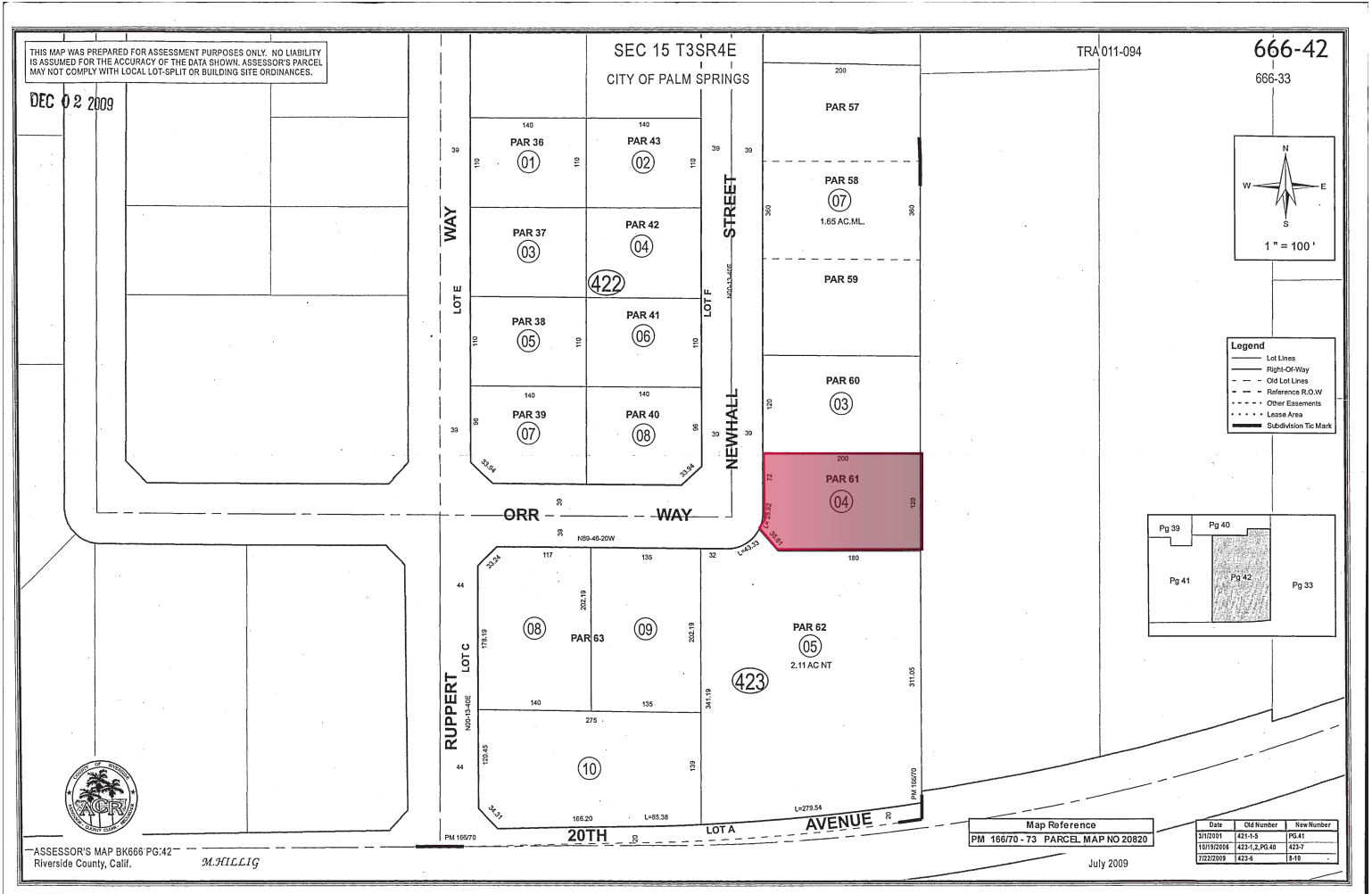
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## PARCEL MAP



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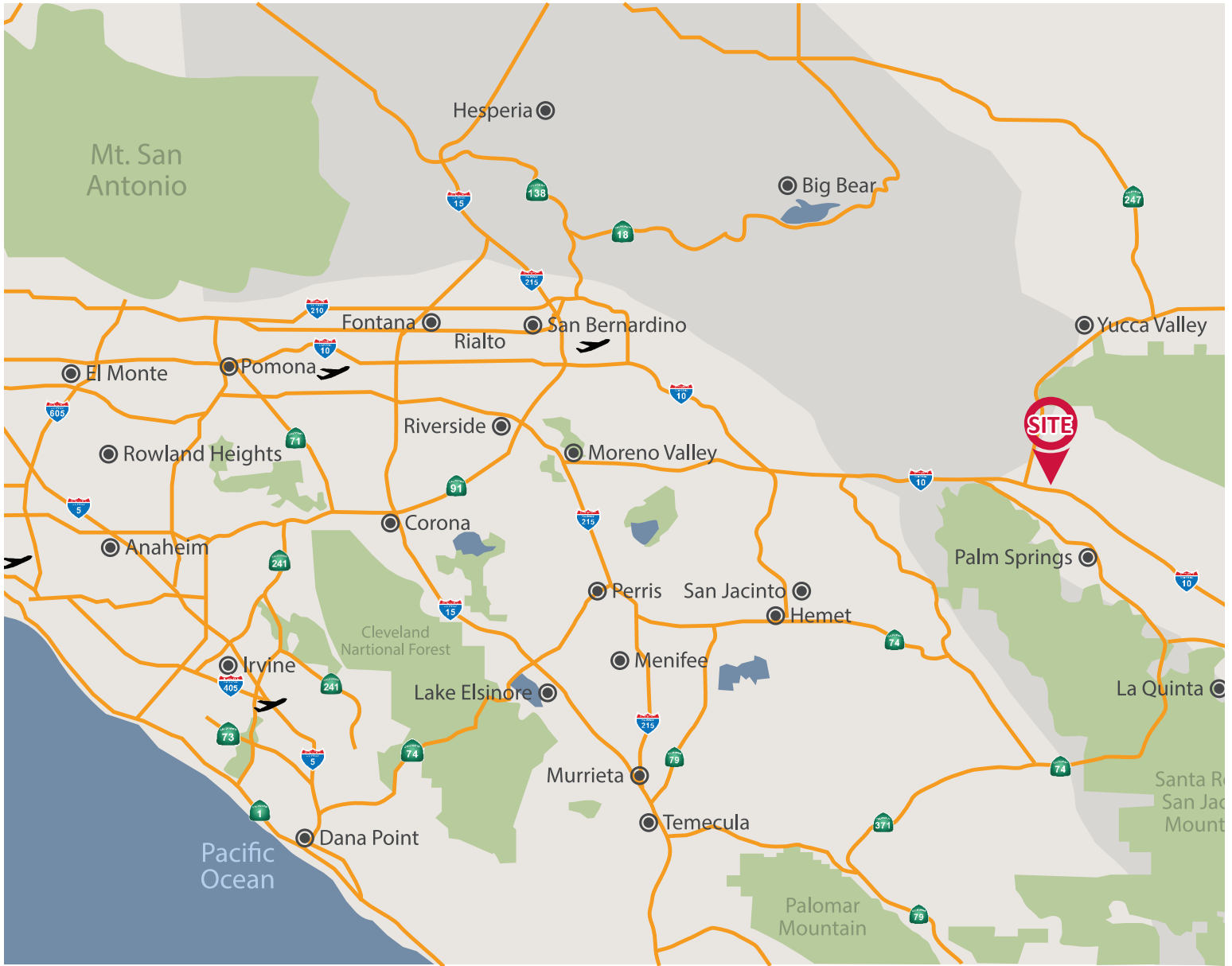
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## LOCATION MAP



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