

5,560 SF BUILDING FOR LEASE PALM SPRINGS



1231 S GENE AUTRY TRAIL

FEATURES

- 5,560 SF building comprised of a reception/lobby, four offices, two storage rooms, two restrooms, and warehouse
- Secured, fenced yard
- Zoning allows for a wide variety of retail, commercial, and industrial uses
- Just 3/4 mile from Palm Springs International Airport
- Two HVAC Units & one evaporative cooler
- Gene Autry has direct access to I-10, just 5 miles north
- Impressive traffic counts of over 32,000 cars per day

LEASE RATE: \$1.25/SF MOD. GROSS



VICINITY MAP



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



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

DesertPacificProperties.com 760.360.8200

5,560 SF BLDG PALM SPRINGS

AERIAL & SITE AMENITIES

1231 S GENE AUTRY TRL, PALM SPRINGS



WAREHOUSE

SITE AMENITIES

- **Location:** Property is located at 1231 S Gene Autry Trl, Palm Springs
- **Zoning:** [M-1 \(Service/Manufacturing\) - Click for details](#)
- **General Plan:** [Industrial](#)
- **APN:** 680-570-003
- **Parcel Size** (According to County Assessor's Information): 0.36 AC (15,681 SF)
- **Building Size:** Approx. 5,560 SF
- **Year Built:** 1991
- **Tenancy:** Single
- **Construction:** Tilt-up Concrete
- **Clear Height:** 17 ft.
- **Power:** 1,200 amps/277-480v - Heavy
- **Roll-Up Doors:** (1) One
- **Parking Spaces:** 14
- **Airport Zones:** [Zone C - Click for details](#)
- **Comments:** Great opportunity with incredible signage exposure on a heavily trafficked main corridor in the city of Palm Springs. This premium location on Gene Autry Trail is located between Highway 111 and Dinah Shore which provides easy access to all cities in the Coachella Valley. Just minutes to Palm Springs Airport and Downtown Palm Springs.

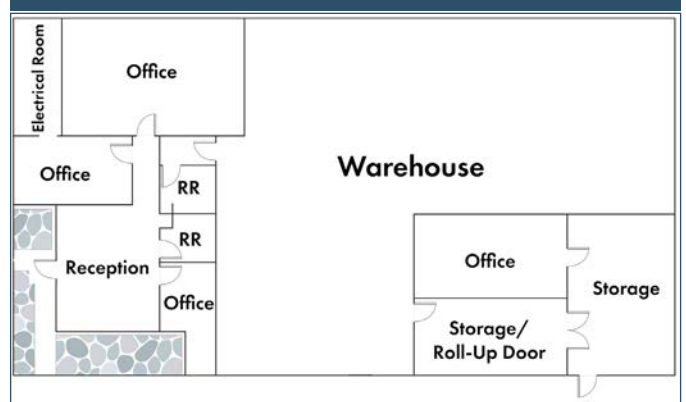
TRAFFIC COUNTS

S Gene Autry Trl /Mesquite Ave	32,800 CPD
Dinah Shore Dr	20,321

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	5,783	73,112	106,093
No. of Households	2,784	29,306	44,935
Avg. Household Income	\$85,443	\$83,672	\$90,826

FLOOR PLAN



760.360.8200 | DesertPacificProperties.com | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

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.