

Ideal for Manufacturing, Warehousing, Auto Repair/Service, Food Users, Art Storage or Specialty Uses requiring Full Temperature Controlled Facility

FULLY  
RENOVATED

UNIT A

[Click Here 1st Floor Video](#)

360°

[Click Here 2nd Floor Video](#)

360°

FOR  
LEASE

**+10,500 SF INDUSTRIAL WAREHOUSE  
(+3,000 SF OF FREE BONUS STORAGE)**

3535 N ANZA ROAD, UNIT A  
PALM SPRINGS, CA 92262

ROCKY MORAN | Sr. Vice President  
951.276.3681  
rmoran@leeriverside.com  
DRE 01841701

 LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY FEATURES

- ▶ Unit A:  $\pm 10,500$  SF ( $\pm 3,000$  SF of Free Bonus Storage)
- ▶ Lease Rate: \$1.12 PSF GRS
- ▶ 1,500 Amps of Power
- ▶ Full Temperature Controlled Warehouse
- ▶ Ideal for Food Users, with Floor Drains Throughout
- ▶ Flexible Heavy Zoning
- ▶ Ideal for Manufacturing, Warehousing, Distribution, Auto Repair or Auto Service or any Specialty Use requiring HVAC in Warehouse
- ▶ Fully Renovated
- ▶ Corner Location in Highly Image Industrial Development
- ▶ Easy Access to 10 Fwy or Hwy 111
- ▶ 2 Roll Up Doors
- ▶ Fully Sprinklered
- ▶ 16' - 18' Clear Heights Throughout
- ▶ Equipped with High Tech Security System Capabilities
- ▶ Located North of Downtown Palm Springs just West of Indian Canyon Drive in the Industrial Area

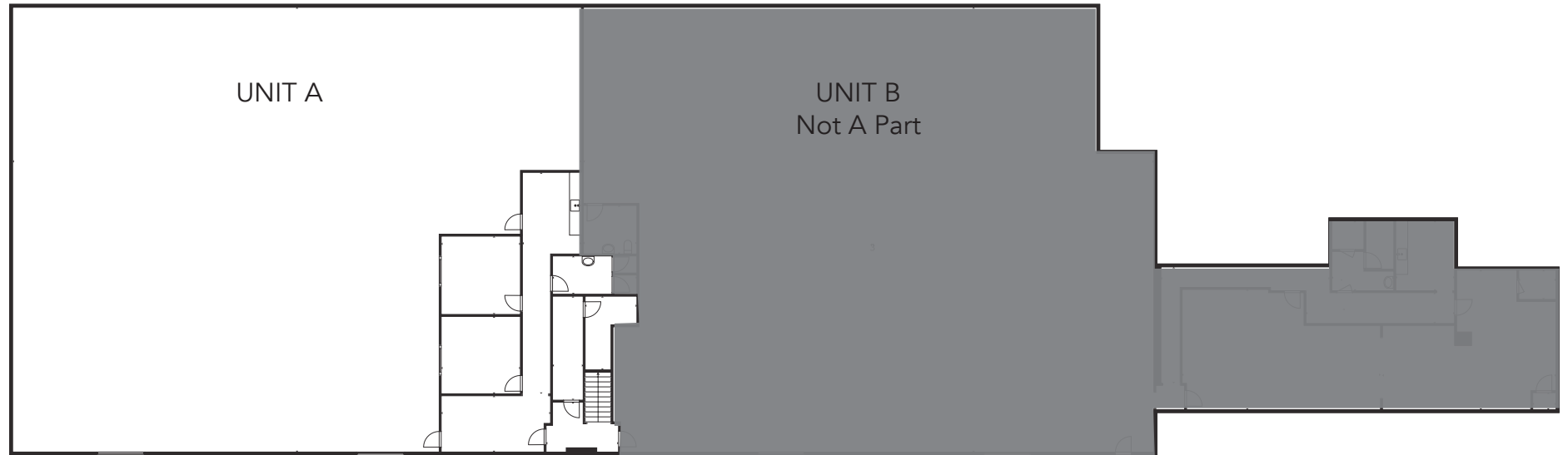
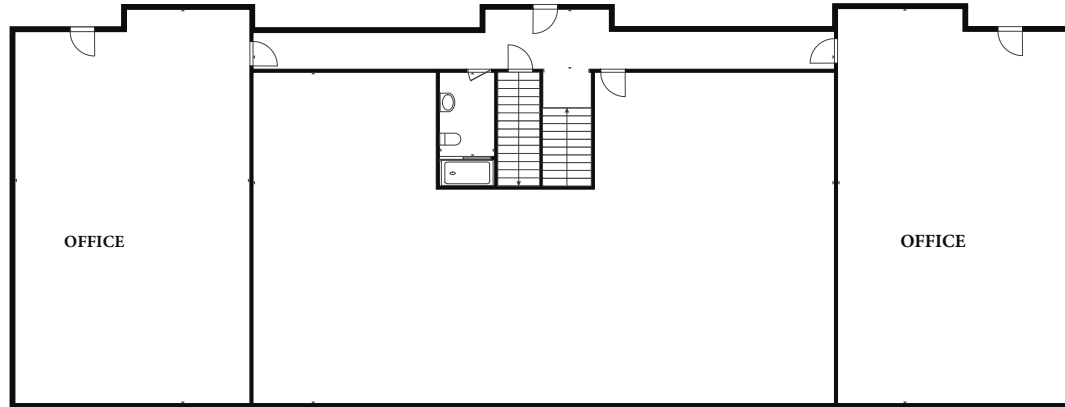
**3535 N ANZA ROAD | PALM SPRINGS, CA 92262**



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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. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055

2nd Floor



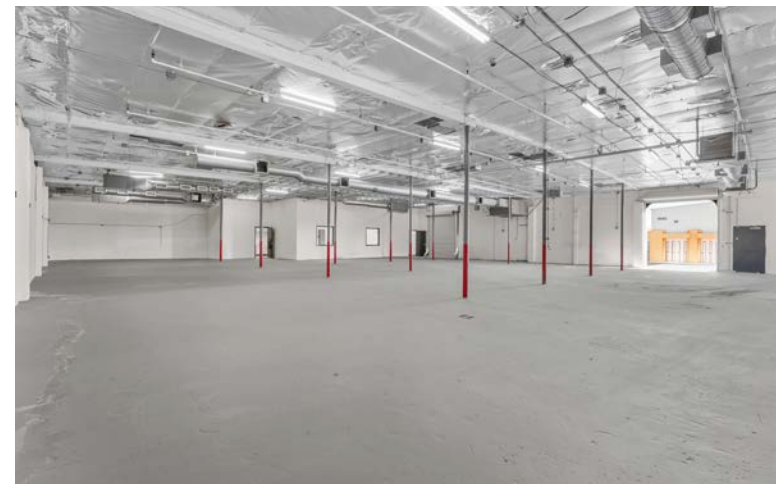
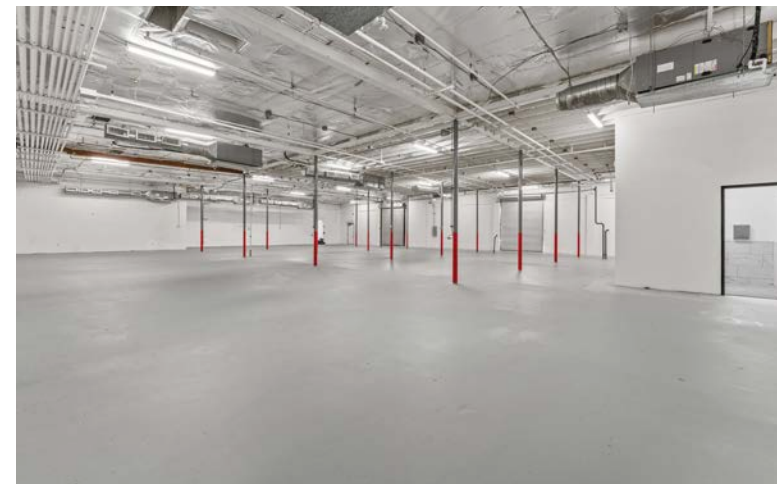
First Floor

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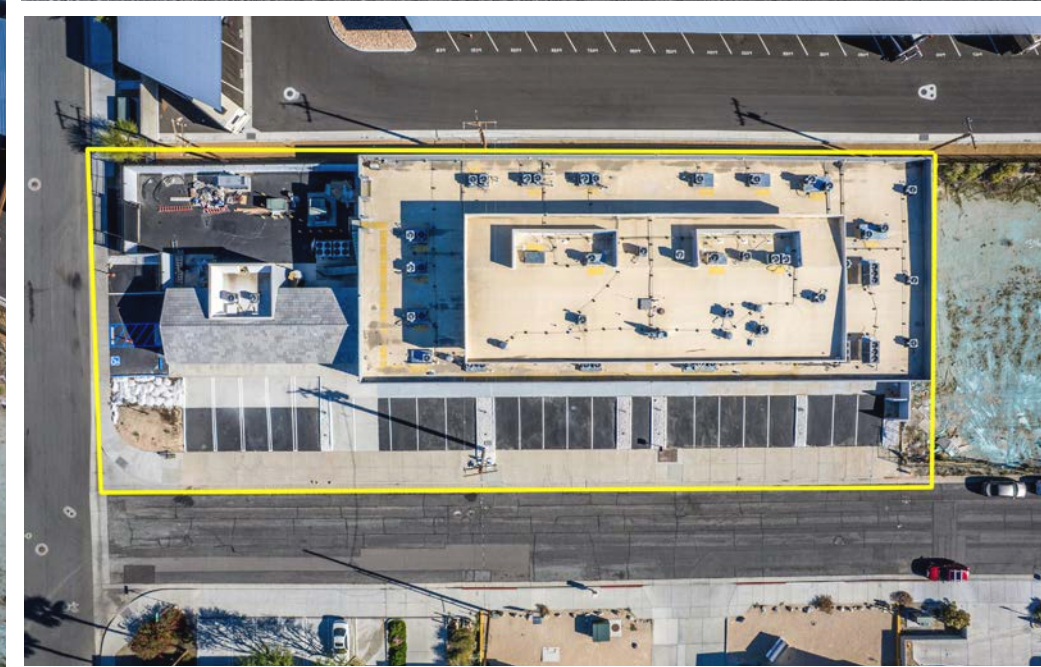


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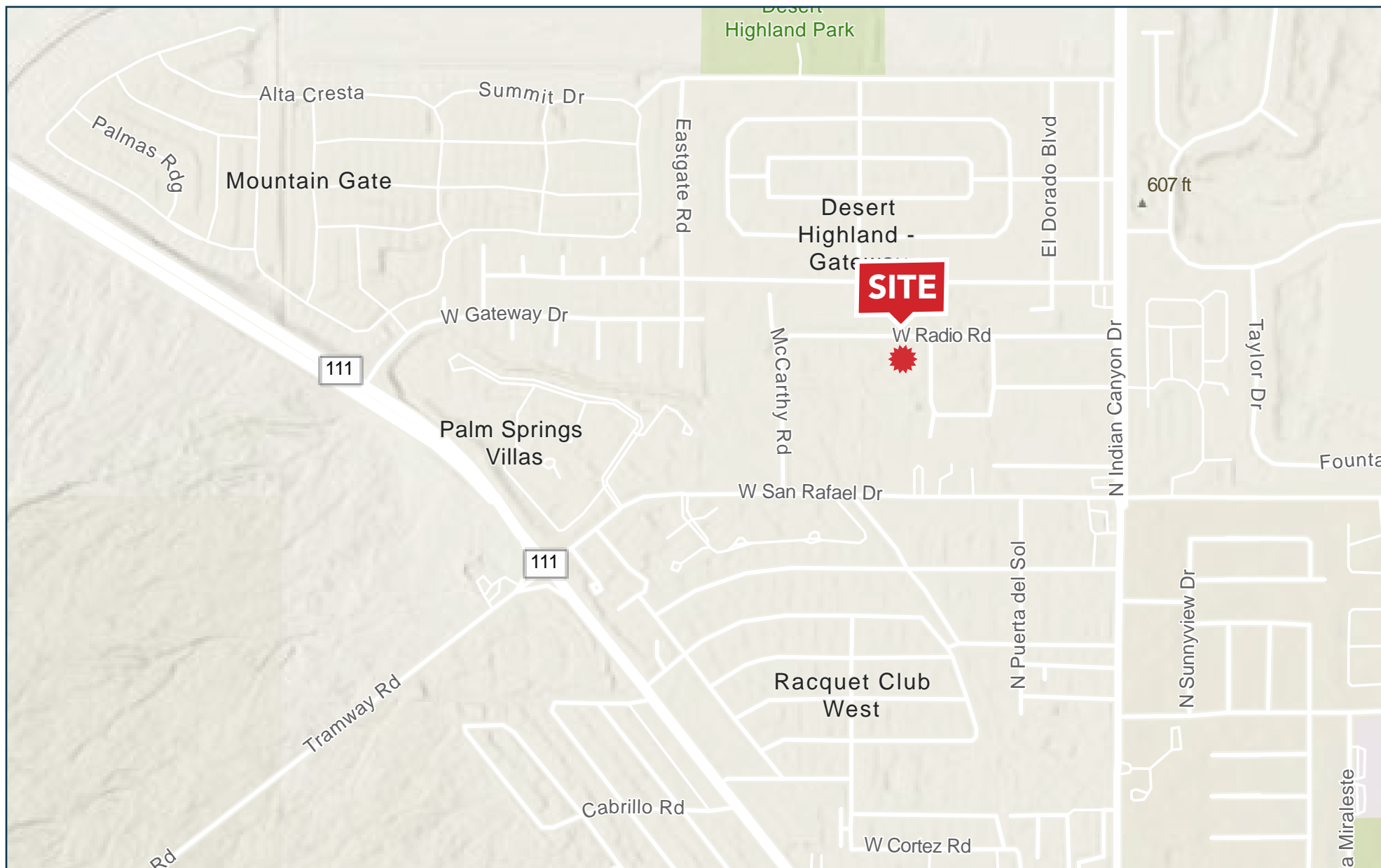


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