

SALE

3 INDUSTRIAL BUILDINGS ON ONE PARCEL!

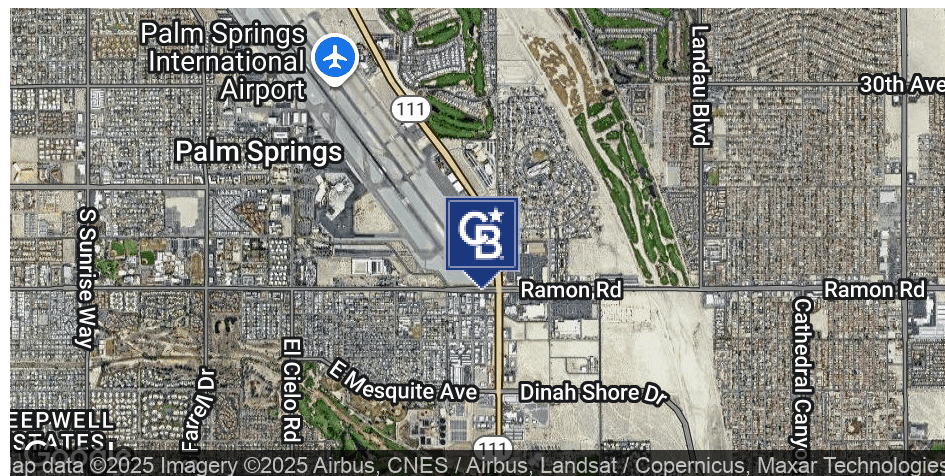
4775-4779 E Ramon Rd Palm Springs, CA 92264

PROPERTY DESCRIPTION

4775-4779 E. RAMON ROAD Strategically located in the highly desirable M-1 Zone, in the "HEART" of the city, across from the International Airport and near the busiest intersection in Palm Springs (Ramon Road/Gene Autry Trail)! This unique Property consists of three (3) Buildings on a 2.03 Acre Parcel, which spans from E. Ramon Road to E. Camino Parocella. The Property provides easy access to the I-10 Freeway and all other areas of the Coachella Valley, in addition to providing multiple Yard Areas and ample Private Parking, all within a walled/fenced/gated environment, so security can easily be monitored and controlled at all times.

The "front" Building with incomparable E. Ramon Road visibility, unobstructed floor-to-ceiling windows and two (2) floors consists of approx. 12,000 sq., the "center" Building consists of approx. 3,000 sq. ft. and the "rear" Building consists of approx. 30,000 sq. ft. with 25 ft. ceilings, multiple roll-up doors/entry doors, mezzanine level Office Area, etc.

In addition to its many accolades, all Buildings have been upgraded in the past few years, including "newer" roofing, exterior paint, HVAC repairs, parking lot repairs, etc.



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PROPERTY HIGHLIGHTS

- Located in highly desirable M-1 Zone, near the busiest intersection in Palm Springs (Ramon Road/Gene Autry Trail)!
- Consists of 3 separate/free-standing buildings on over 2.03 Acres, which spans from E. Ramon Road to E. Camino Parocella!
- Provides multiple Yard Areas and abundant Private Parking, all within a walled/fenced/gated environment!

LOCATION DESCRIPTION

Located on the South side of E. Ramon Road, between the intersections of Williams Road and Gene Autry Trail.

OFFERING SUMMARY

Sale Price:	\$7,500,000
Building Size:	45,000 SF

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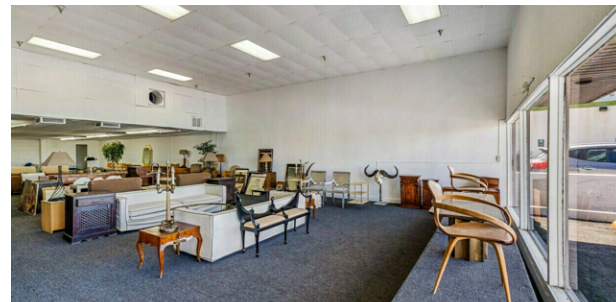
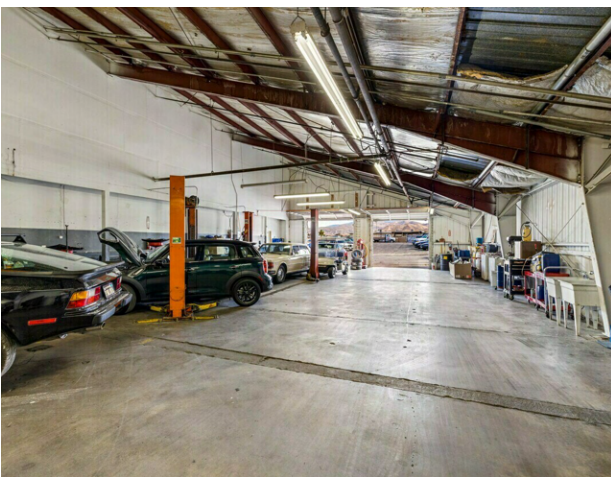
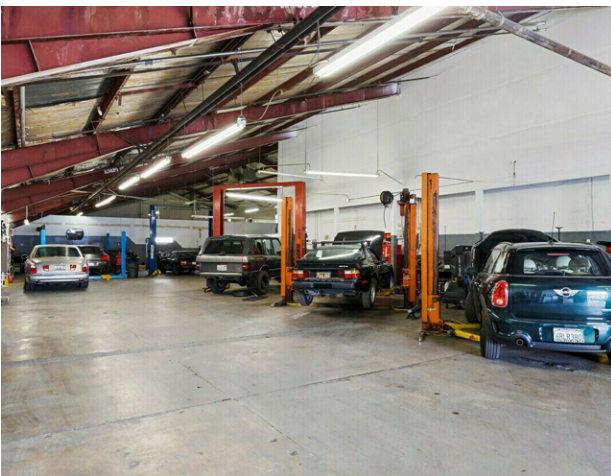


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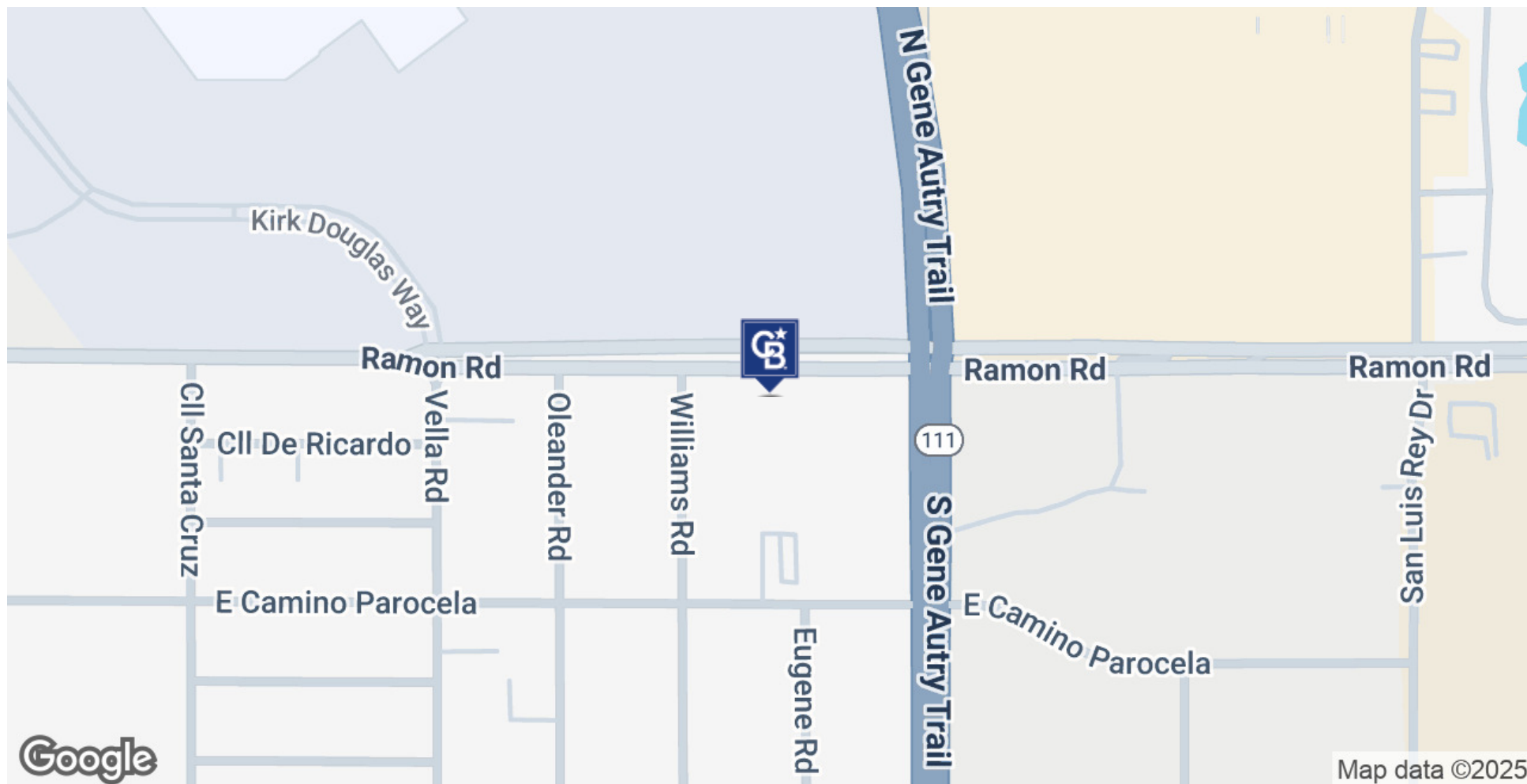


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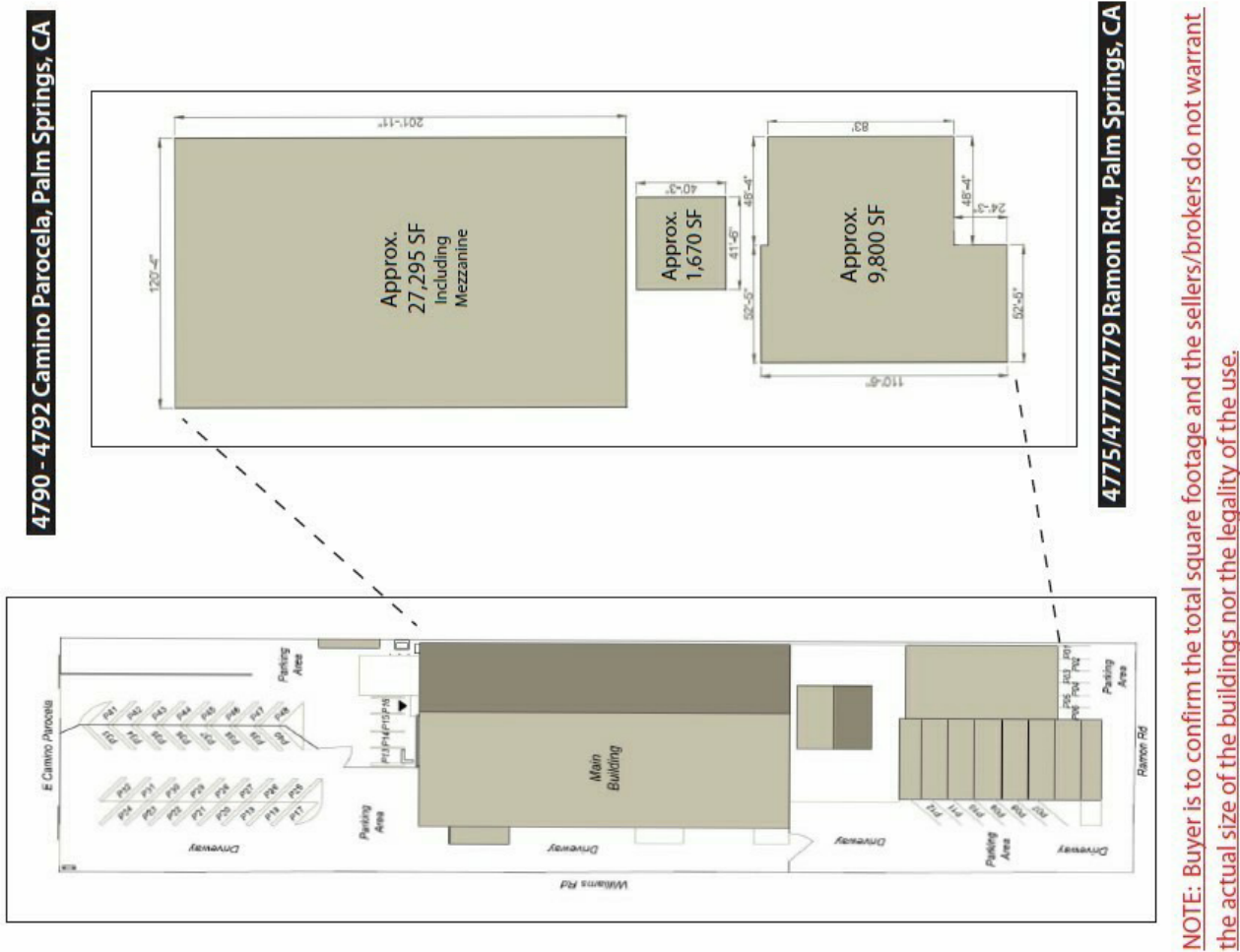
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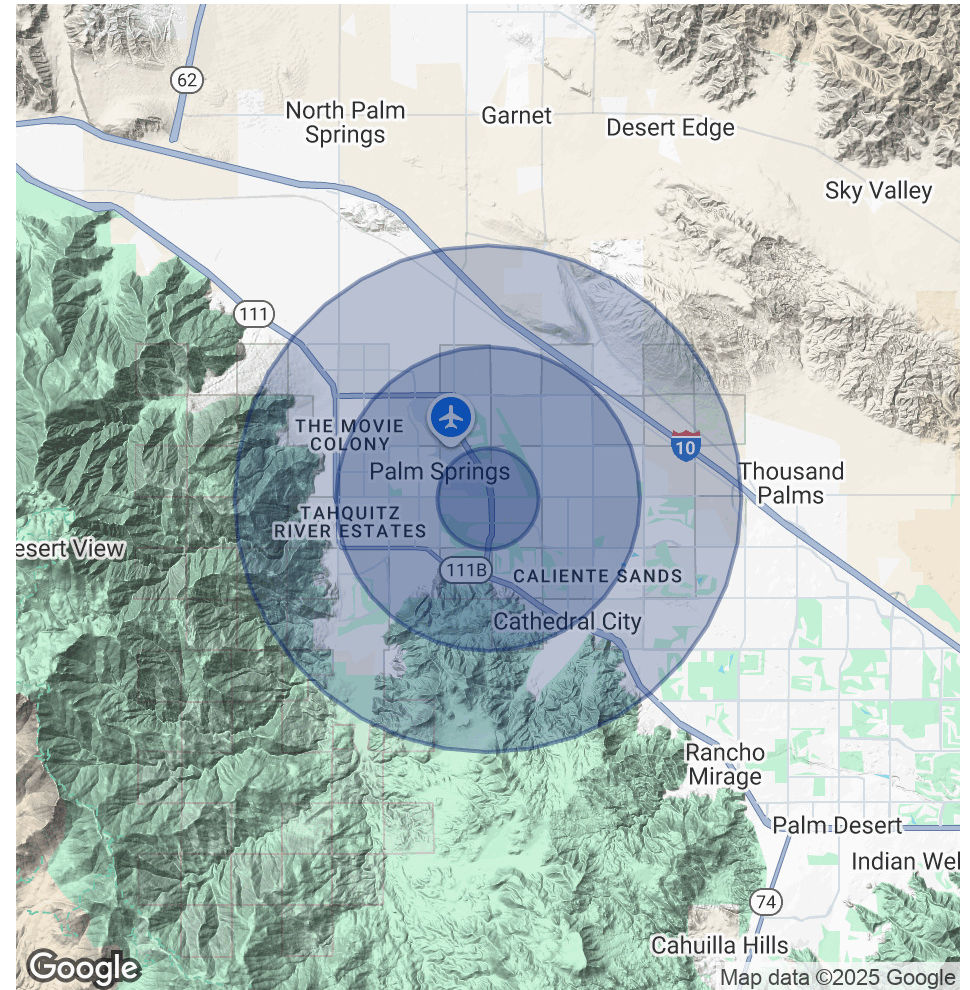
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,777	76,556	105,652
Average Age	43	47	49
Average Age (Male)	44	46	49
Average Age (Female)	43	47	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,751	32,582	47,723
# of Persons per HH	2.7	2.3	2.2
Average HH Income	\$88,349	\$95,587	\$101,503
Average House Value	\$650,605	\$632,481	\$686,501

Demographics data derived from AlphaMap



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