

**INDUSTRIAL FLEX  
FOR LEASE | +/-10,000 SF**

**\$1.50/SF  
MODIFIED GROSS**



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# PROPERTY INFORMATION

## BUILDING INFORMATION

<b>Size:</b>	+/- 10,000 SF
<b>Rate:</b>	\$1.50/SF
<b>Type:</b>	Modified Gross
<b>Term:</b>	5+ Years
<b>Power:</b>	3560 Anza: 4000A-480Y-277V 3591 Del Sol: 4000A-208Y-120V
<b>Zoning:</b>	M1 – Service/Manufacturing Zone

## PROPERTY OVERVIEW

Wilson Meade Commercial Real Estate is proud to offer 3560 N. Anza Road & 3591 Del Sol Road in Palm Springs, California for lease. Located just North of Downtown Palm Springs in a four (4) building gated industrial plaza. The property is two +/-5,000 SF buildings connected with a enclosed corridor to total +/-10,000 SF. The building is currently built out for manufacturing with sixteen (16) private rooms with heavy power, gas and is fully insulated and air conditioned. The building lays out well for a multitude of food or beverage manufacturing uses with a majority of the major infrastructure that is required for their use.



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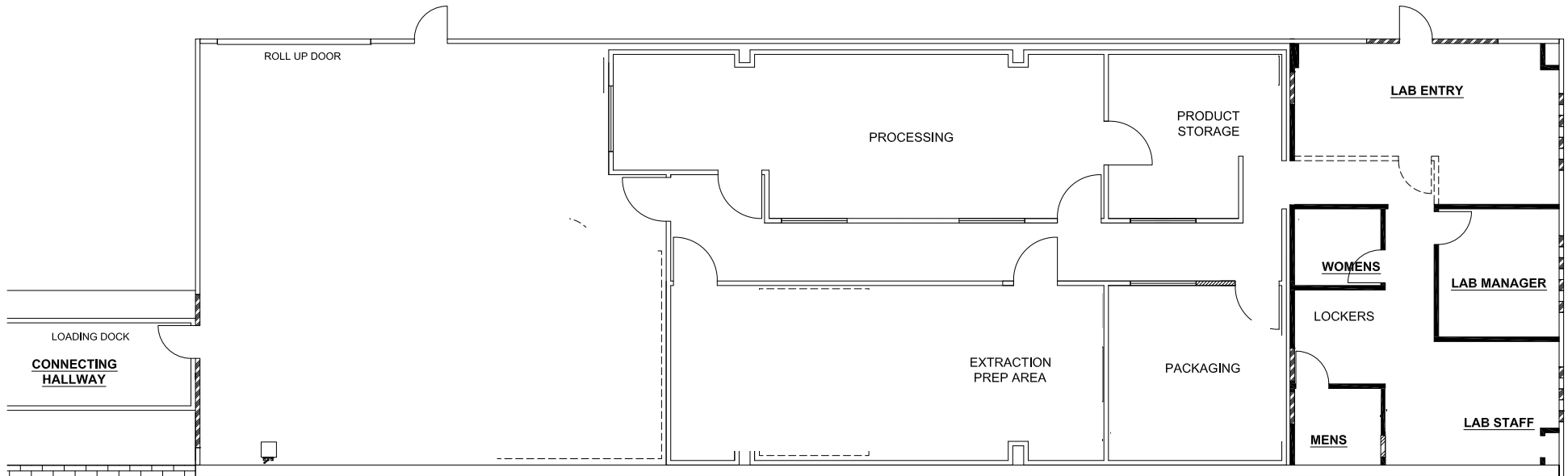
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# FLOOR PLAN

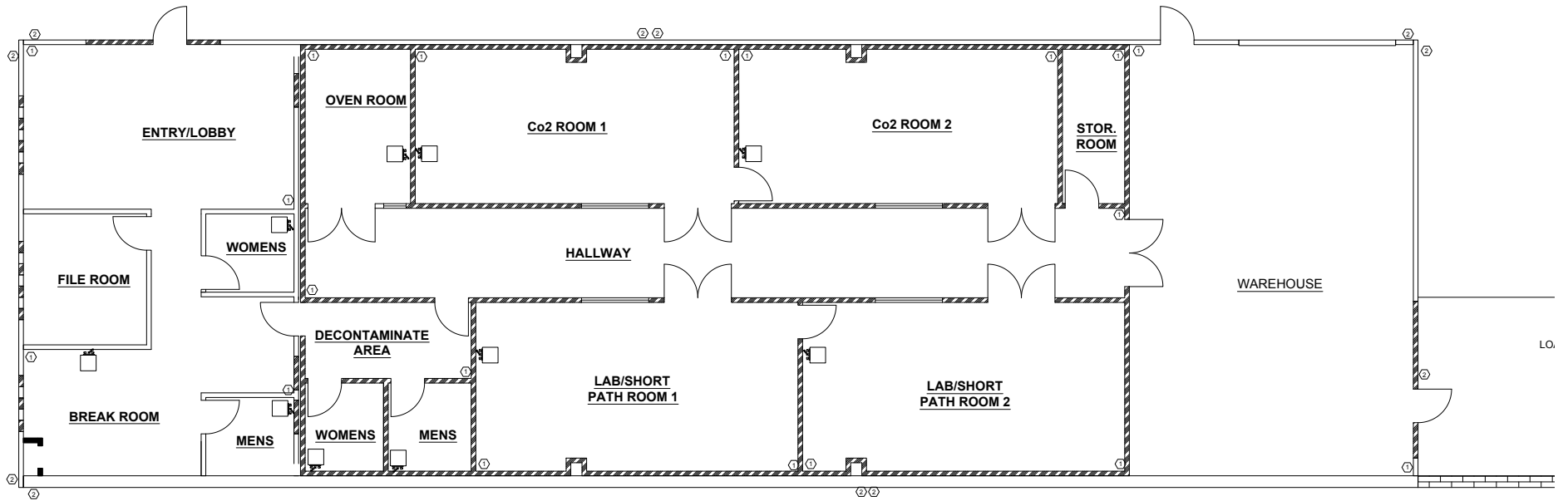
3560 N. ANZA ROAD





# FLOOR PLAN

3591 DEL SOL ROAD





# AERIAL PHOTO

**SUBJECT PROPERTY**  
**3560 N. ANZA ROAD**

**SUBJECT PROPERTY**  
**3591 DEL SOL ROAD**

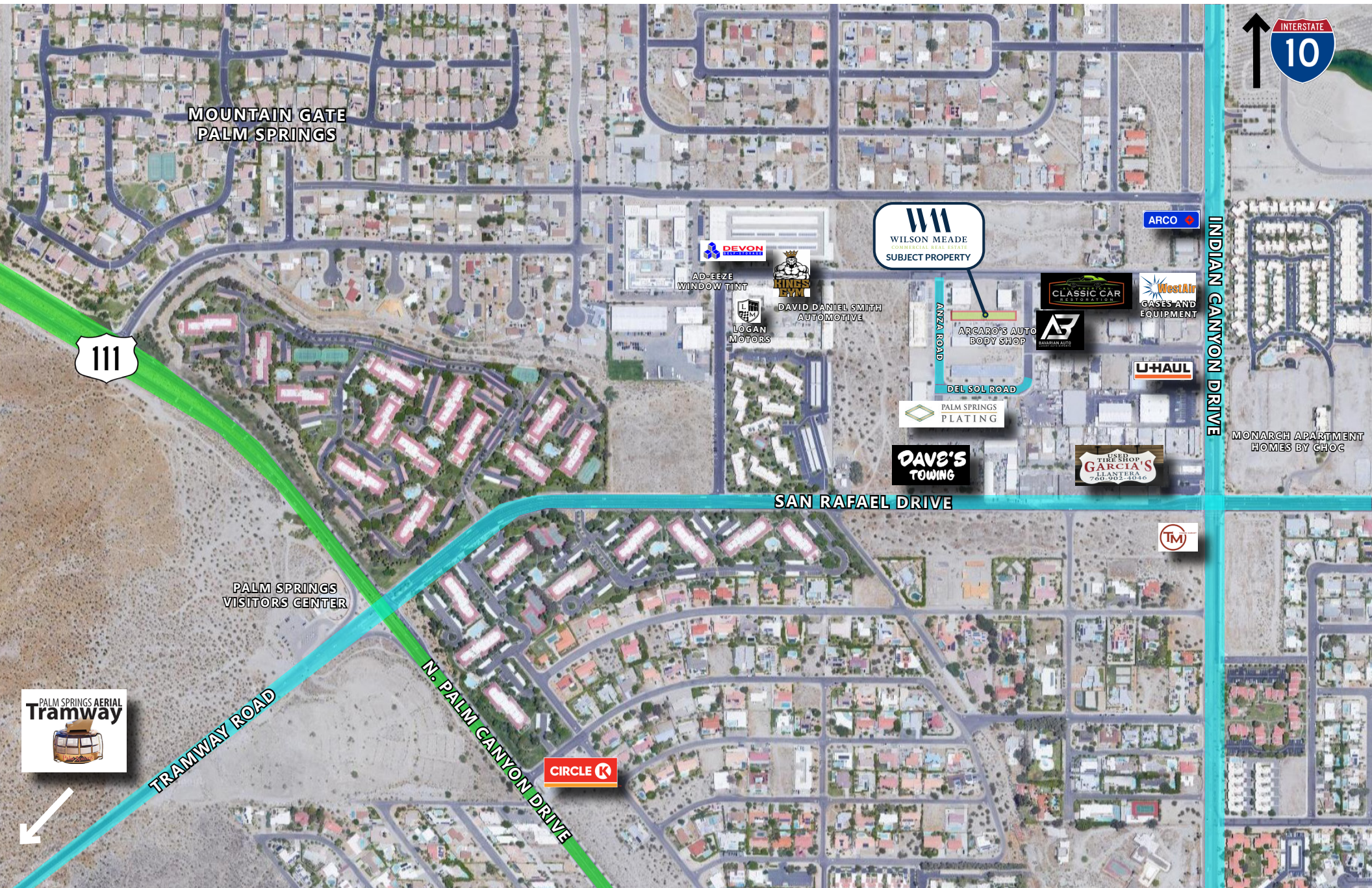
**SHARED SECURED YARD**

**ALSO AVAILABLE**

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# AERIAL MAP



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WILSON MEADE COMMERCIAL REAL ESTATE | 2023

\*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.



# DEMOGRAPHICS



## 1 mile



2023 Population Est.  
**7,348**



2023 Med. Household Income  
**\$41,463**



2023 Avg. Households  
**3,105**

## 3 miles



2023 Population Est.  
**20,867**



2023 Med. Household Income  
**\$56,164**



2023 Avg. Households  
**9,700**

## 5 miles



2023 Population Est.  
**53,060**



2023 Med. Household Income  
**\$61,136**



2023 Avg. Households  
**23,882**



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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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## YOUR ADVISORS



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