



**FULLY
RENOVATED**

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

Unit A: ±10,500 SF (3,000 SF of Free Bonus Storage)
Unit B: ±9,500 SF



**FOR
LEASE**

**+23,000 SF INDUSTRIAL WAREHOUSE
DIVISIBLE TO 2 UNITS**

3535 N ANZA ROAD
PALM SPRINGS, CA 92262

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





PROPERTY FEATURES

- ▶ $\pm 23,000$ SF or Divisible to 2 Units: (Unit A: $\pm 10,500$ SF ($\pm 3,000$ SF of Free Bonus Storage), (Unit B: $\pm 9,500$ SF)
- ▶ All Units are \$1.25 PSF GRS, or \$1.17 PSF GRS for Tenant taking Full $\pm 23,000$ SF Space
- ▶ Private Gated Yard
- ▶ 3,000 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
- ▶ 4 Roll Up Doors (2 Per Unit)
- ▶ 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

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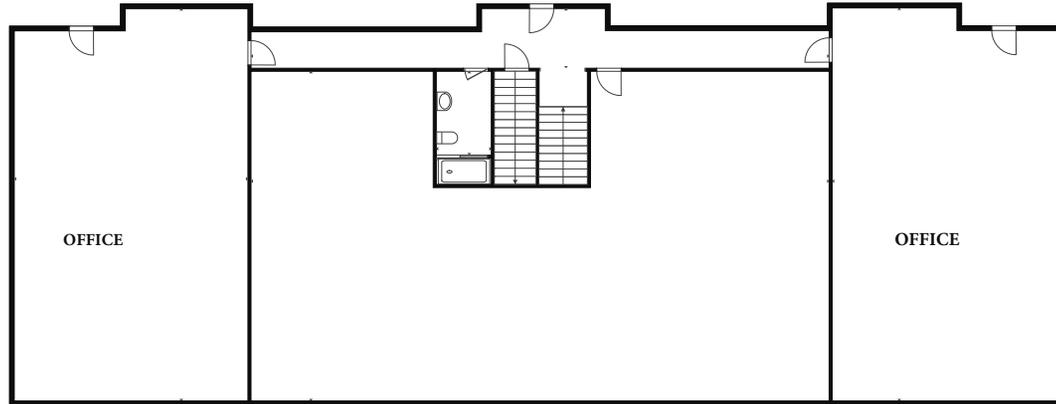
ROCKY MORAN | Senior Vice President | 951.276.3681 | rmoran@leeriverside.com | DRE 01841701

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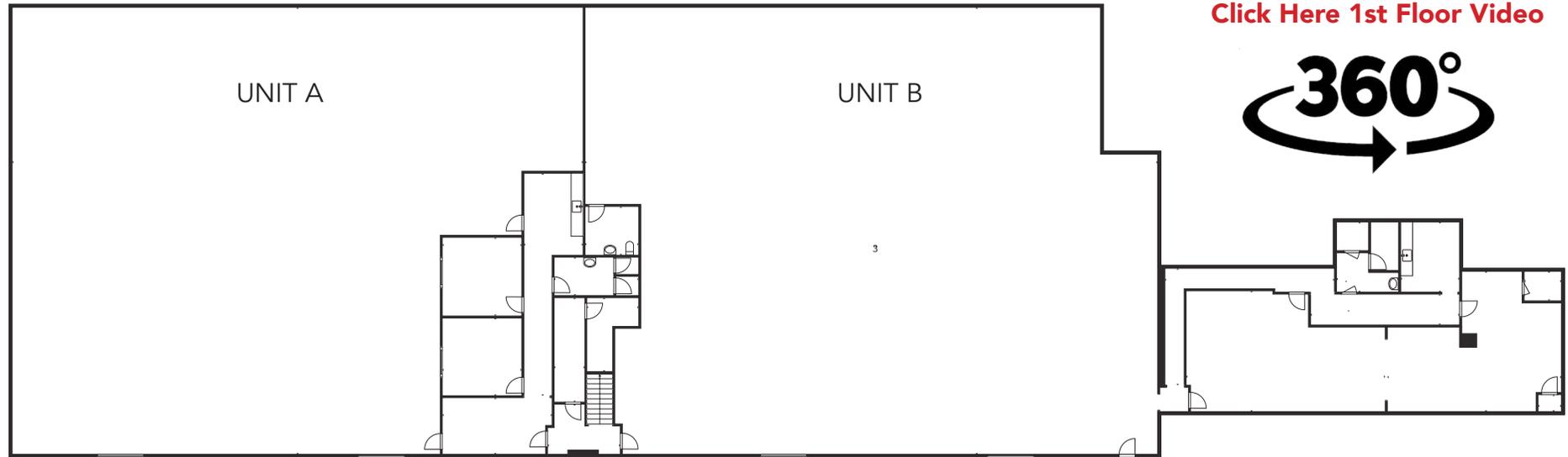
[Click Here 2nd Floor Video](#)



2nd Floor



[Click Here 1st Floor Video](#)



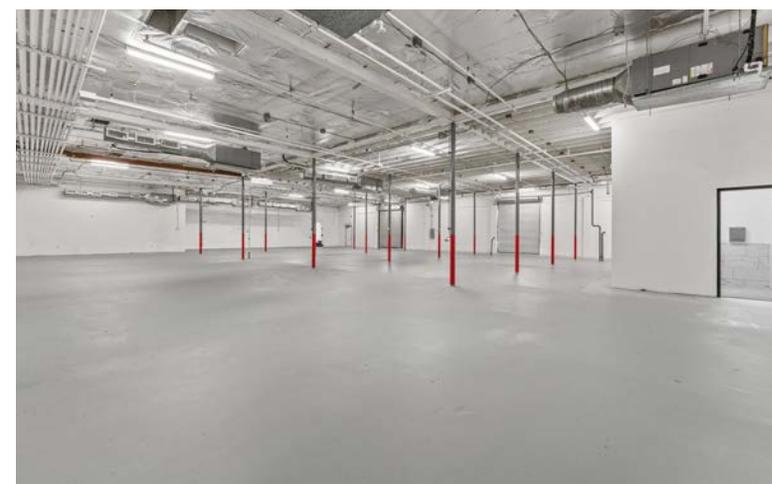
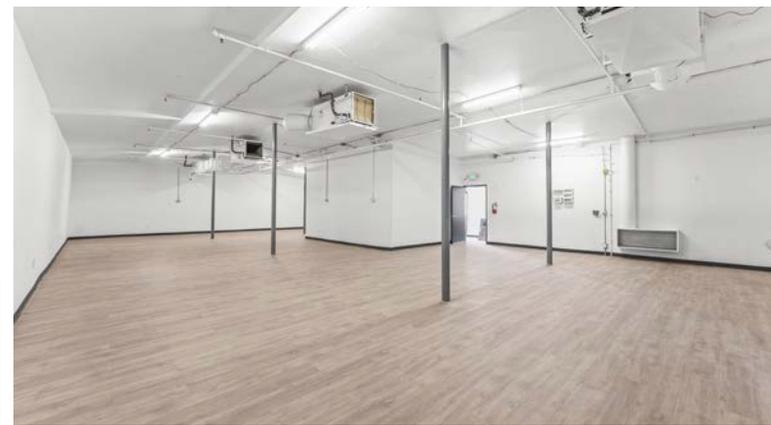
First Floor

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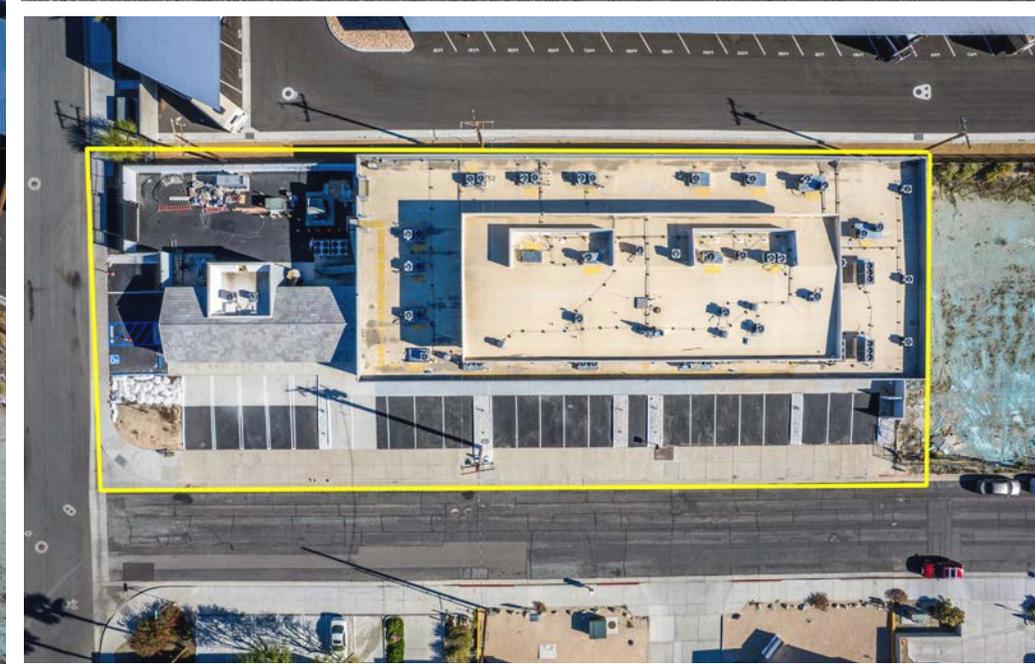
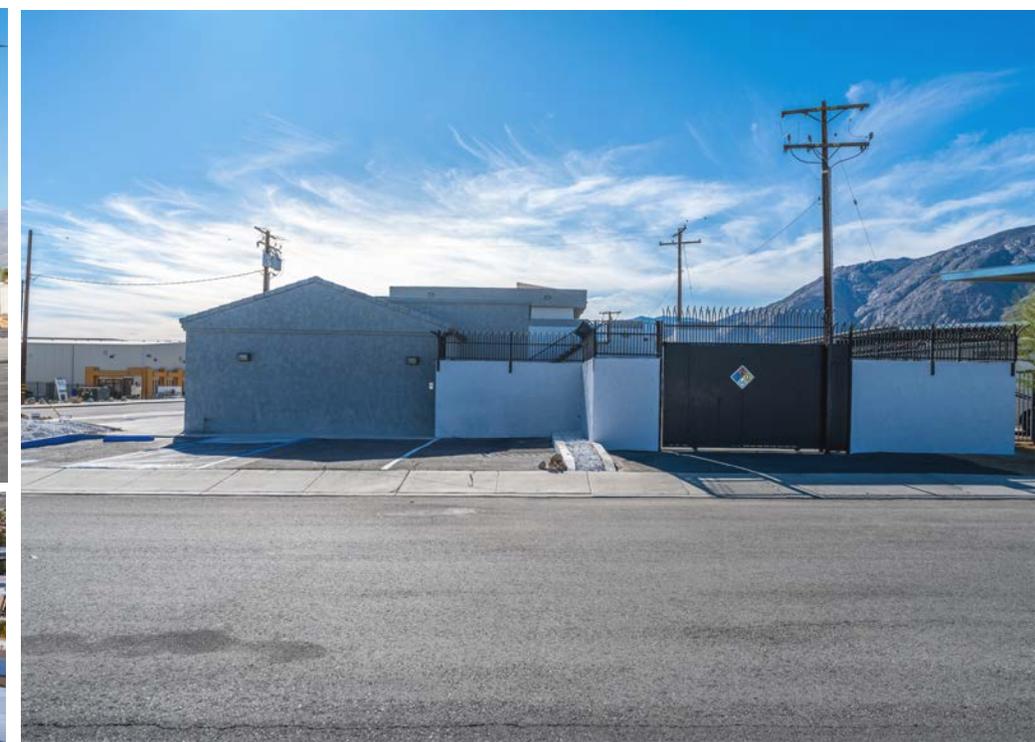


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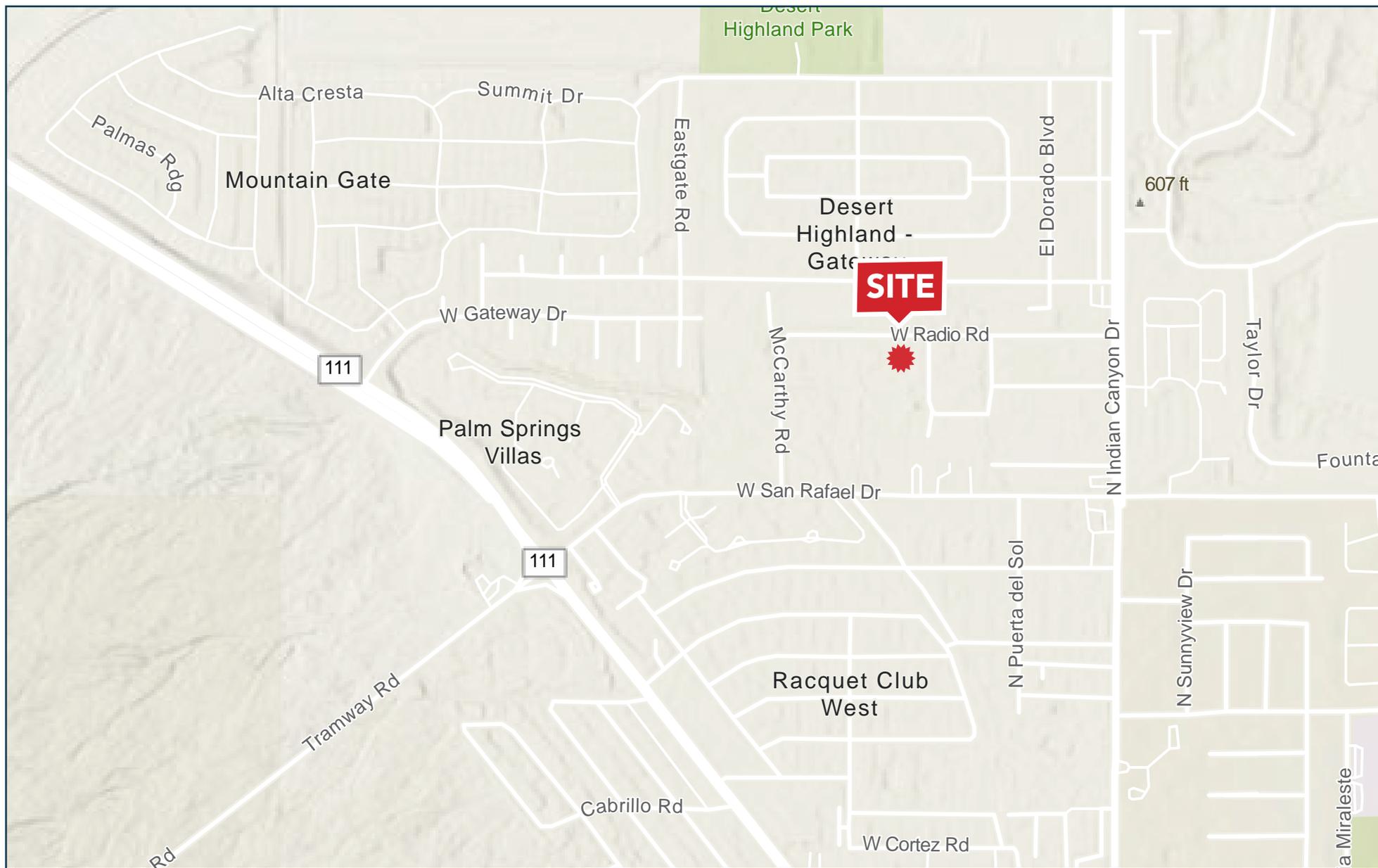


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