

INDUSTRIAL SUITE FOR LEASE

DESERT GOLF BUSINESS PARK | THOUSAND PALMS, CALIFORNIA



WILSON MEADE
COMMERCIAL REAL ESTATE

DRE# 02051182



72-350 QUARRY TRAIL, SUITE A
THOUSAND PALMS, CA 92276

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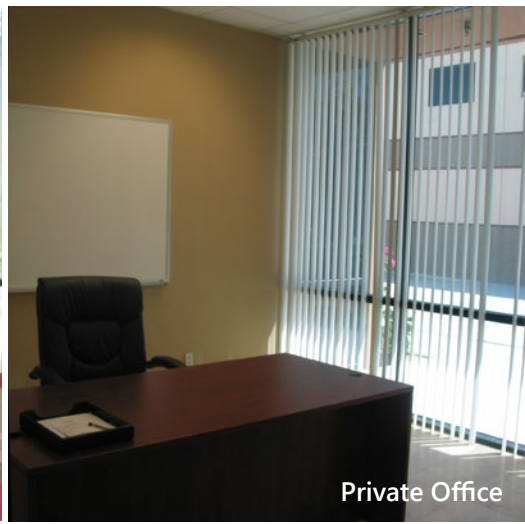
PROPERTY HIGHLIGHTS

INDUSTRIAL SUITE FOR LEASE
Desert Golf Business Park | Thousand Palms, California

- Suite A available at 5,540 square feet.
- Lease Rate of \$1.25 per Square Foot, Modified Gross.
- Office area features Reception Area, Private Office, Conference Room, Storage Room, Restroom, and Kitchen Area.
- Warehouse features Private Office, Restroom, 18' clearance, 14' ground level door, and man door.
- HVAC In the office and Evaporative Coolers in the warehouse.
- Concrete Tilt-up Construction with a Composite Roof.
- Zoned M-SC which allows for most Industrial uses.
- Freeway accessible. Served by the Bob Hope Drive and Monterey Avenue freeway exits.
- IID Power.



Reception Area



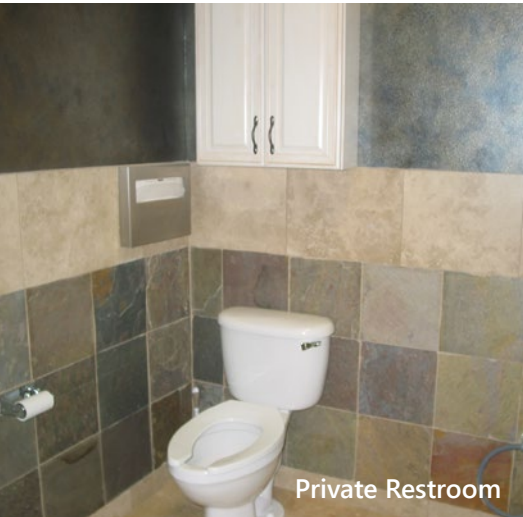
Private Office



Conference Room



Kitchen Area



Private Restroom



Storage Room



Warehouse



Warehouse Private Office

PROPERTY HIGHLIGHTS

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CITY OF THOUSAND PALMS

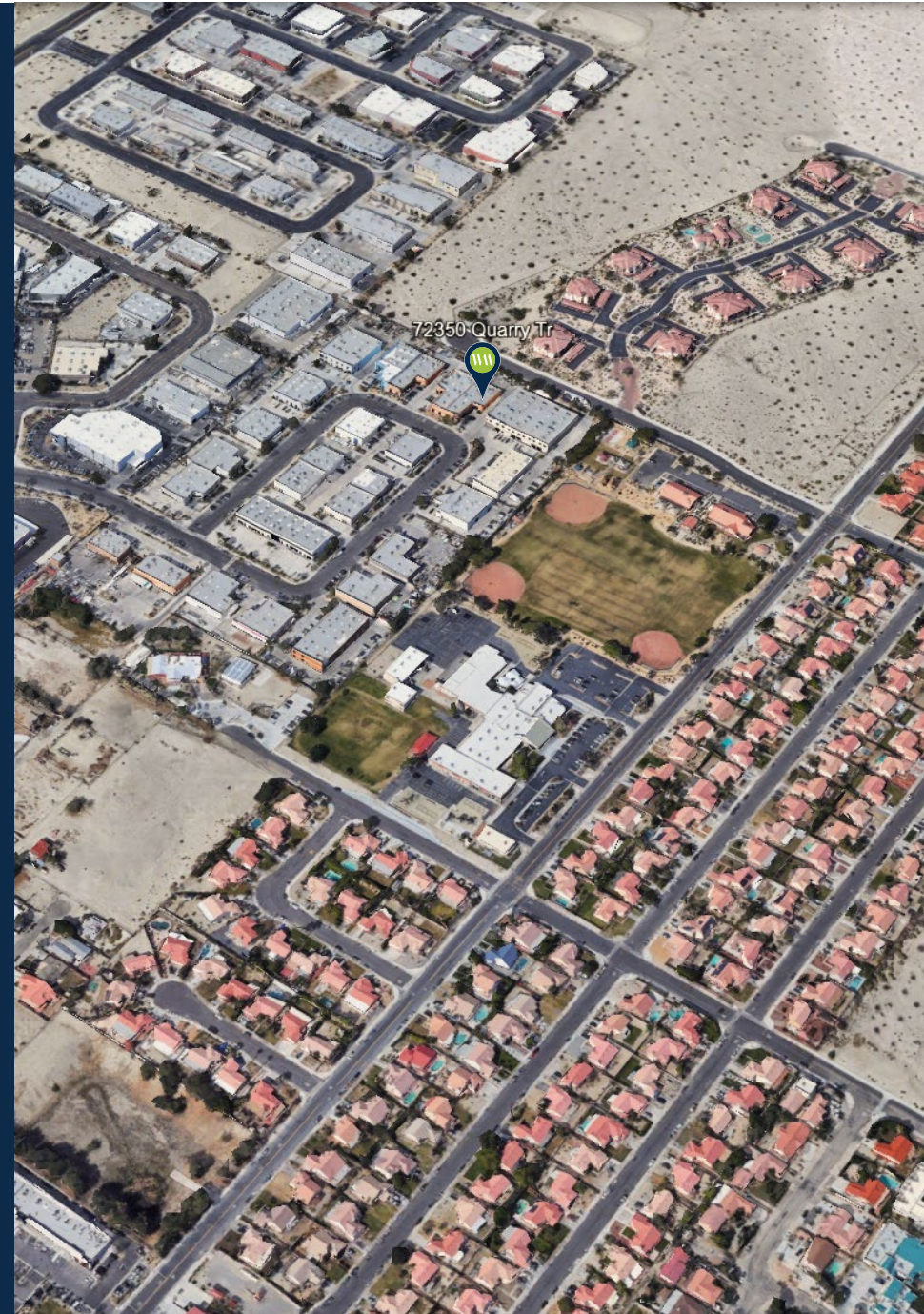
Thousand Palms is an unincorporated city in Riverside County. It lies at the midpoint of the Coachella Valley allowing its businesses to service both ends of the Coachella Valley. The area features two direct access points from the Interstate-10 Freeway. Both Bob Hope Drive and Monterey Avenue can be used to reach Thousand Palms.

Thousand Palms features a new fire station, elementary school, City Park, and numerous restaurants for its residents. It is within close distance of Cathedral City, Palm Desert, and Rancho Mirage.

ZONING DESCRIPTION

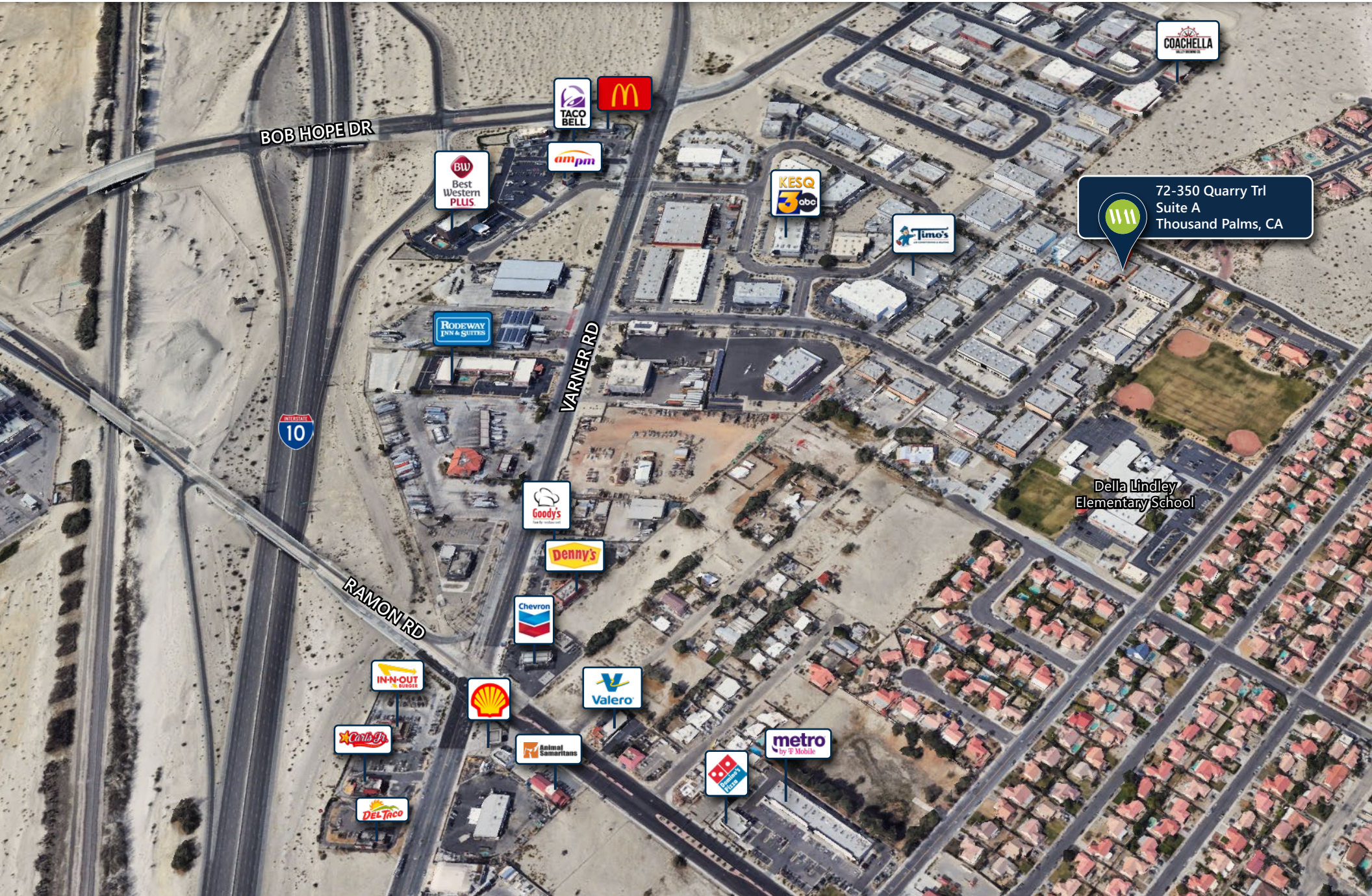
The subject property is directly serviced by the Coachella Valley's newest freeway interchange, Bob Hope Drive. Desert Golf Business Park is directly accessible from this interchange or Monterey Avenue exit. The site is zoned Manufacturing-Service Commercial. The M-SC zoning allows for food, textile, metal, lumber and wood, leather, chemical products, machinery, electrical equipment, services to selected commercial uses, and caretakers' residence.

This is an ideal location for administrative offices with storage use, light manufacturing, and sales and distribution.



AERIAL MAP

INDUSTRIAL SUITE FOR LEASE Desert Golf Business Park | Thousand Palms, California



72-350 Quarry Trl
Suite A
Thousand Palms, CA

MEET YOUR ADVISOR



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