

INDUSTRIAL SPACE AVAILABLE

77-899 WOLF ROAD, PALM DESERT, CA 92211

WILSON MEADE
COMMERCIAL REAL ESTATE

±1,702 SF
\$1.63/SF
MODIFIED GROSS

CAMERON RAWLINGS

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PROPERTY INFORMATION

INDUSTRIAL SPACE FOR LEASE
77-899 Wolf Road, Palm Desert, CA 92211

77-899 Wolf Road is located just North of the I-10 freeway by way of the Washington Street exit in the City of Palm Desert. The building is +/-14,653 square feet comprised of nine (9) units ranging from +/-1,325 SF to +/-2,350 SF.

Space has built out office and reception area with open warehouse area and one (1) roll up door.

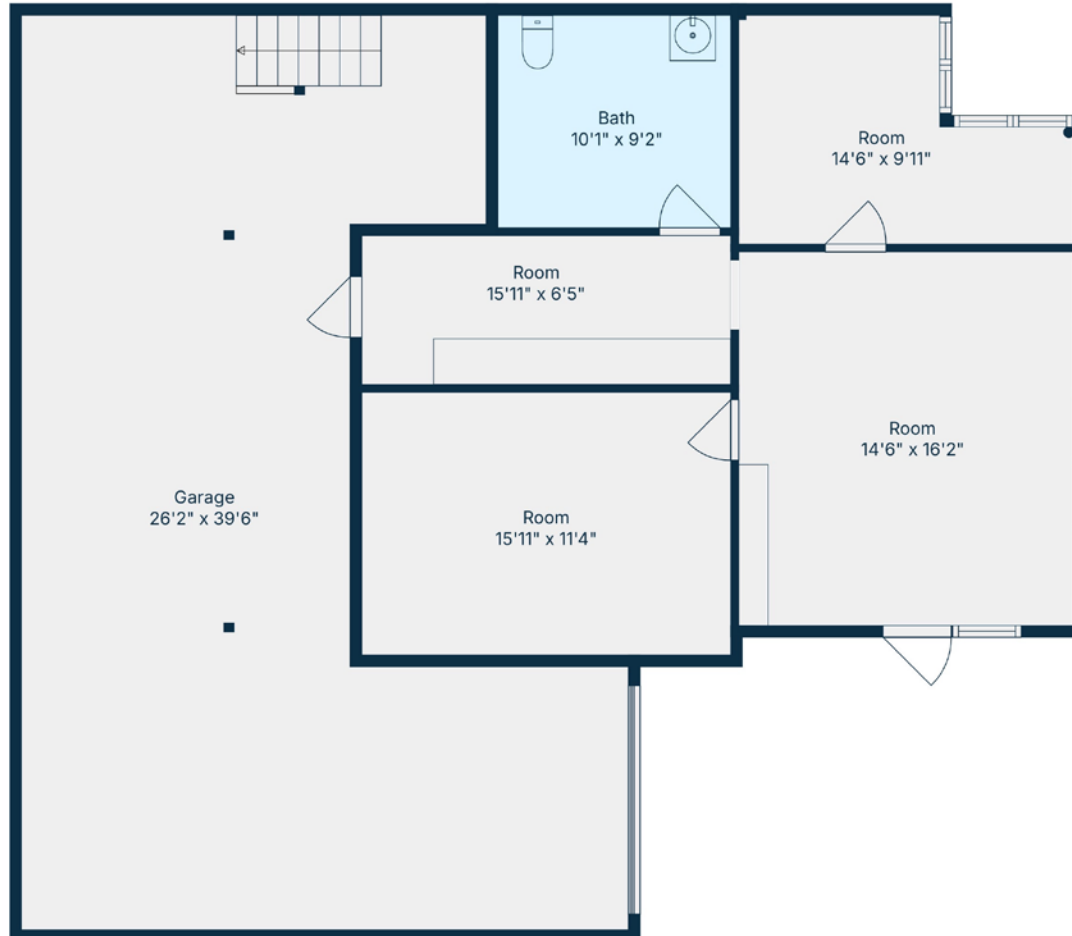
Please contact Broker for exclusive showing.

Building Size:	±14,653 SF
Lot:	0.87 Acres
Parking:	30-Spaces
Zoning:	M-SC: Manufacturing Service Commercial
Year Built:	1998/2022
Construction:	Reinforced Concrete

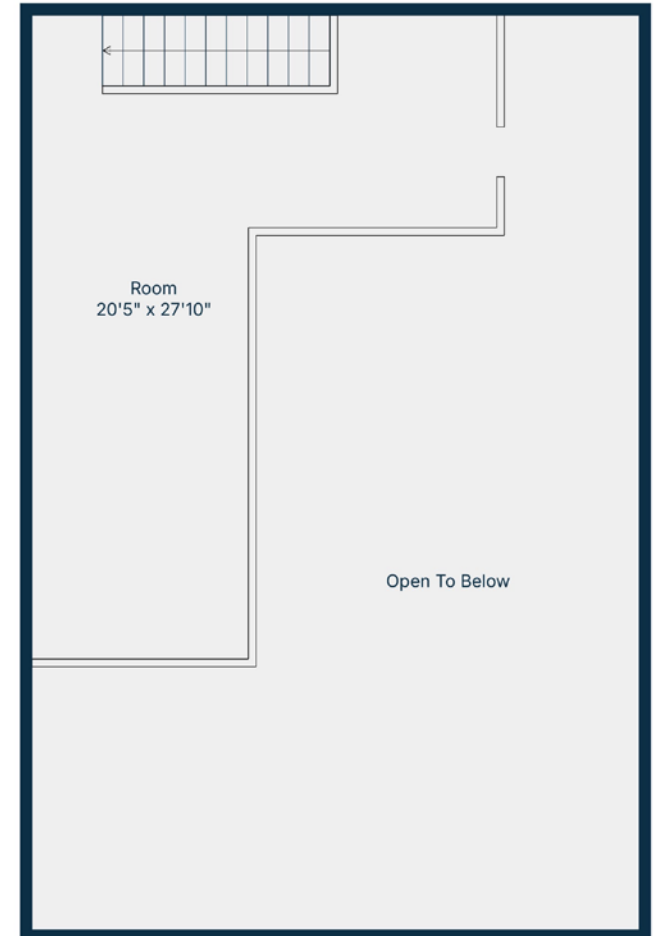


FLOOR PLAN

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Floor 1



Floor 2

Suite Available:	Suite 109
Suite Size:	±1,702 SF
Monthly:	\$2,775
Type:	Modified Gross

This office will feature brand-new flooring and fresh paint prior to tenant delivery.

PHOTOS

INDUSTRIAL SPACE FOR LEASE
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AERIAL MAP

INDUSTRIAL SPACE FOR LEASE
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DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Population	7,150	53,982	135,844
2024 Households	3,481	24,846	58,088
Median Household Income	\$68,484	\$82,437	\$77,477
*ADT=Average Daily Traffic			



YOUR ADVISOR



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DISCLAIMER

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.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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