

5,200 SF WAREHOUSE ON 9.38 ACRES

EXPRESSWAY 86, THERMAL, CA



3982 COOLIDGE SPRINGS, THERMAL, CA 92274

FEATURES

- Approx. 5,200 SF warehouse/shop building on 9.38 acres
- Fully fenced
- Warehouse includes four 10'x12' roll-up doors and approx. 3,600 SF attached shade structure
- Convenient location with frontage on Expressway 86
- 22 miles to Coachella, 60 miles to El Centro, 85 miles to Mexico border
- Great for owner-user or investment purposes
- Sale will include a water truck and CASE skip loader tractor

PRICE: \$750,000

VICINITY MAP



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SITE AMENITIES & AERIAL

3982 COOLIDGE SPRINGS, THERMAL



SITE AMENITIES

- **Zoning:** [S-2 \(Open Space/Preservation\)](#)
- **General Plan:** Recreation/Open Space
- **APN:** 001-010-032
- **Total Parcel Size:** 9.38 AC
- **Total Building Size:** Approx. 5,200*
- **Year Built:** 2020
- **Utilities:** Electrical: TBD
Domestic Water: Well & Public
Sewer: Septic
- **Flood Zone:** 500 Year
- **Roll-Up Doors:** Four (4) 10'x12' (3 grade-level; 1 dock-high)
- **Included In Sale:** Water truck and CASE skip loader
- **Comments:** Well-maintained warehouse building in the heart of Thermal with frontage on Expressway 86 and just west of the Salton Sea. Plenty of excess land for storage within the fully fenced yard. This property would make an ideal location for a contractor or builder's storage yard.

SCAN OR CLICK THE QR CODE

VIRTUAL TOUR & FLOOR PLAN

View the virtual walk-through and floor plan of the property.



***Disclaimer:** We cannot guarantee the accuracy or square footage, lot size or other information concerning the condition or features of property provided by the Seller or obtained from public records or other sources. The Buyer is advised to independently verify the accuracy of all information through personal and professional inspections.

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PROPERTY PHOTOS

3982 COOLIDGE SPRINGS, THERMAL



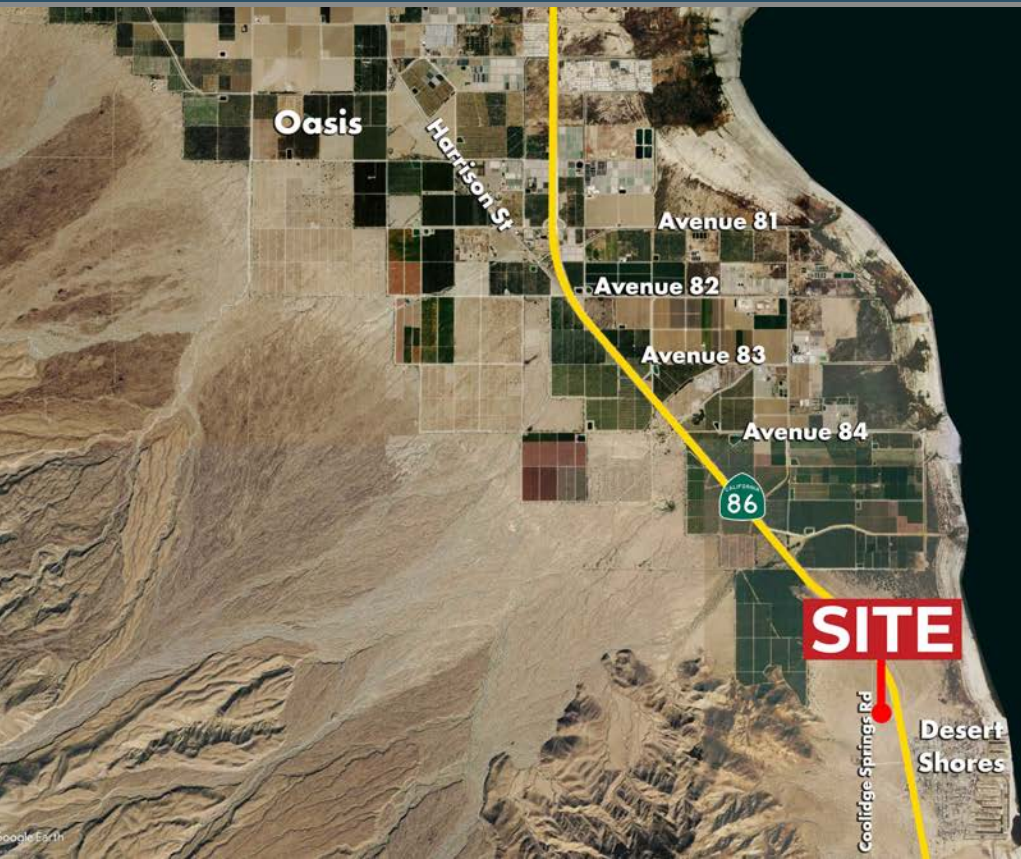
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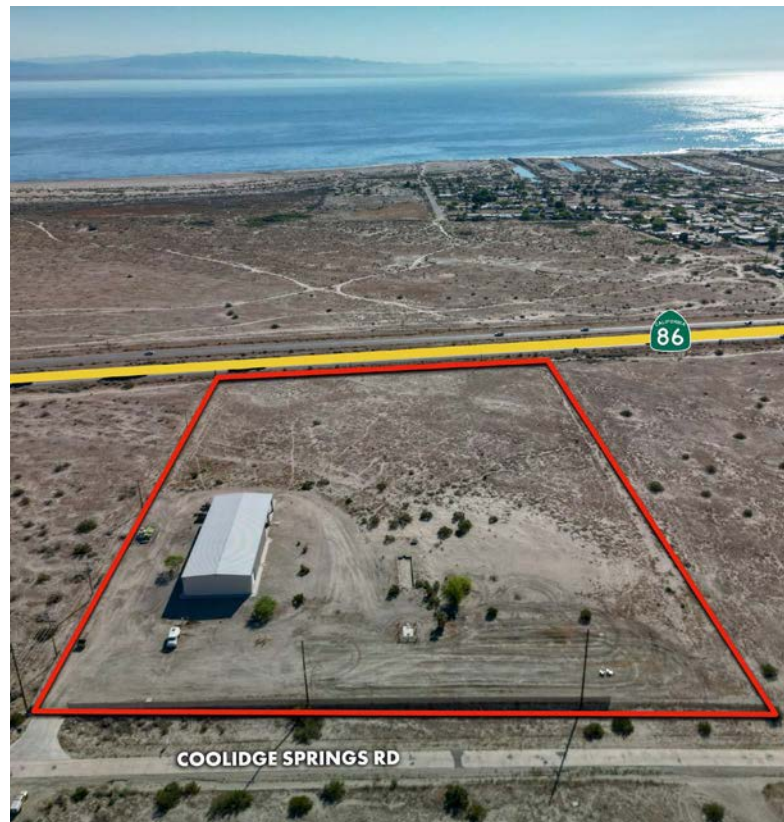
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PROPERTY PHOTOS & AERIAL

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SALTON SEA



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