

+/-18,652 SF | \$3,950,000



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PROPERTY INFORMATION

INDUSTRIAL BUILDING FOR SALE
72203 Adelaide St., Thousand Palms, California 92276

PROPERTY OVERVIEW

72203 Adelaide Street in Thousand Palms is a single-tenant industrial building that is approximately 18,652 square feet on a 1.15 AC lot. The layout contains +/-11,794 square feet of warehouse, 6,858 square feet of finished office space on two levels and a private fenced yard.

The warehouse area has a 24' clear height with six (6) fourteen (14') foot roll up doors, and eight (8) evaporative coolers. The office area includes a welcoming reception area, twelve (12) private offices, full kitchen, two (2) kitchenettes, four (4) restrooms, and a second floor executive office with a covered balcony.

The property has a total of 750 AMP, 3-phase power split between three (3) separate meters, and forty-one (41) dedicated parking spots. Sellers are in the process of installing a brand new foam roof on the building.

PROPERTY DETAILS

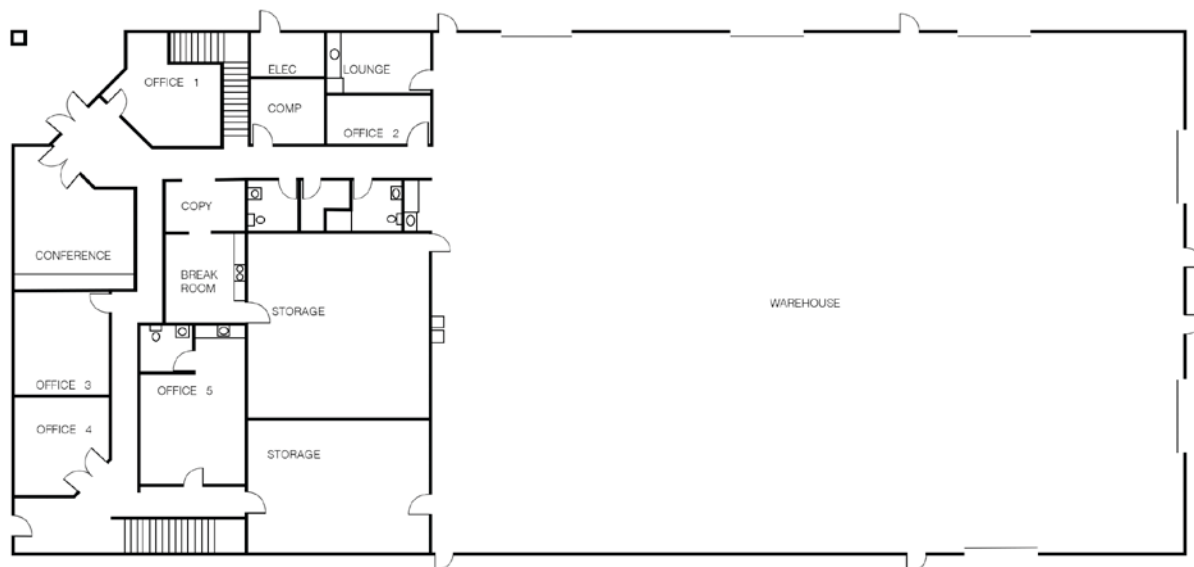
Size:	±18,652 SF
Lot:	1.15 AC / 50,094 SF
Year Built:	2008
Stories:	Two (2)
Power:	750 AMP, 3 Phase
Parking:	41 Spaces
Clear Height:	24' (Warehouse)
Zoning:	M-SC
APN:	650-360-028



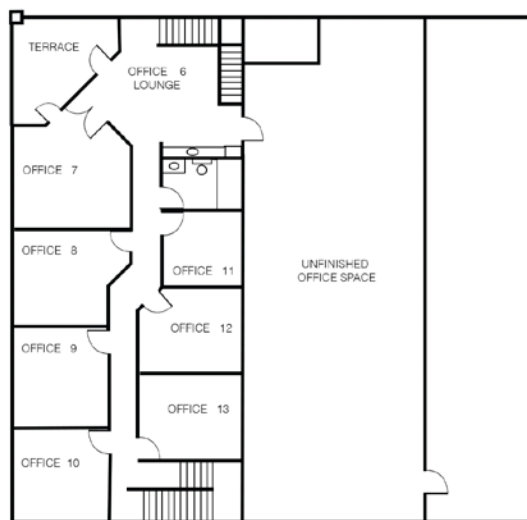
FLOOR PLAN

INDUSTRIAL BUILDING FOR SALE
72203 Adelaid St., Thousand Palms, California 92276

FIRST FLOOR



SECOND FLOOR



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2024 DEMOGRAPHICS	1-Mile	5-Mile	10-Mile
Population:	4,302	97,054	299,143
Households:	1,107	39,928	135,845
Median HH Income:	\$73,415	\$69,628	\$70,851
Traffic Count	I-10: ±103,647 ADT		

YOUR ADVISORS



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