

FOR SALE
\$250,000

0.29 ACRES DEL SOL ROAD
PALM SPRINGS, CALIFORNIA

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PROPERTY OVERVIEW

Fully entitled 6,848 sf Industrial building. Eight (8) on-site parking stalls, with permittable street parking. All utilities to site.

Zoned M-1: The “M-1” service/manufacturing zone is intended to provide for the development of service industries for commercial and hotel uses and for industrial uses which include fabrication, manufacturing, assembly or processing of materials.

Allowed Uses:

- Automotive: Repair, Painting, Tire Shop and Upholstery.
- Bottling Plant
- Lumber Yard
- Machinery Shops: Blacksmith, Cabinet/ Carpenter, Sheet Metal, Welding and Powder coating

LAND INFORMATION

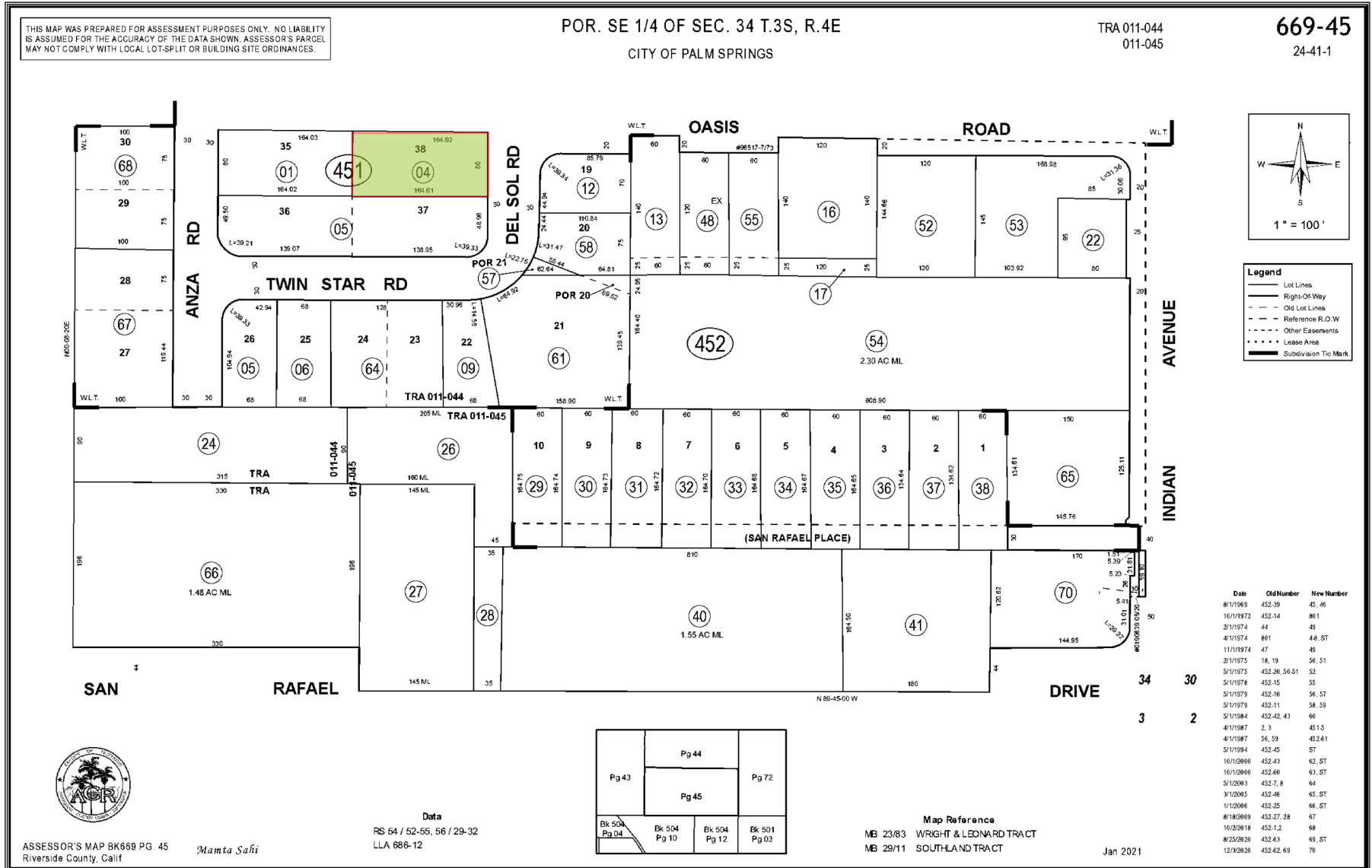
TYPE	Industrial Land with Approved Plans
LOCATION	Palm Springs Industrial Park
LAND AREA	0.29 AC/12,632 SF
ZONING	M-1
PARCEL	669-451-004



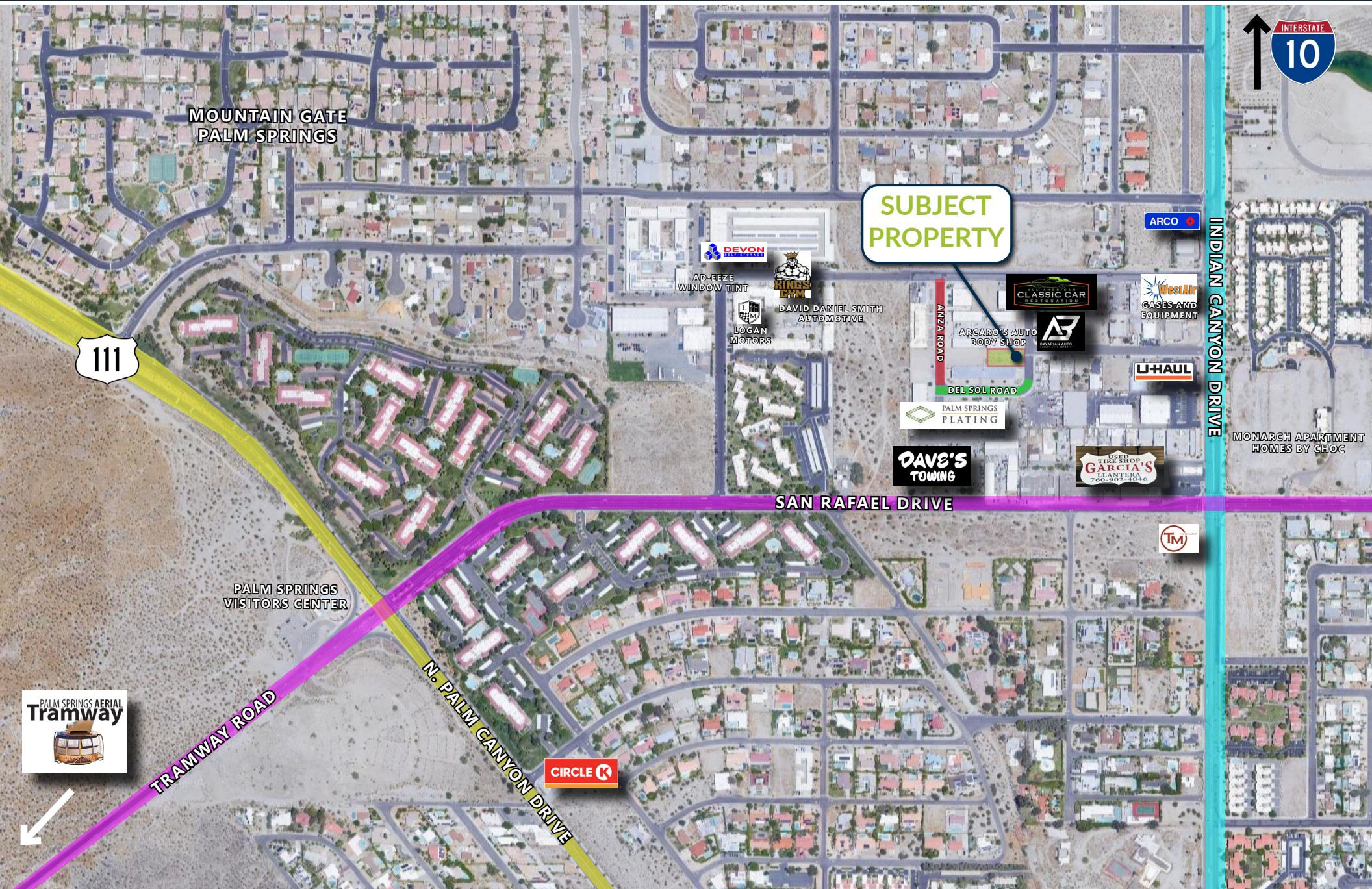


0.29 Acres Del Sol Road | Palm Springs, CA

APN: 669-451-004



AERIAL MAP



*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

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 nonbinding 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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