

# INDUSTRIAL BUILDING WITH YARD SPACE FOR SALE

83852 Avenue 45, Indio, CA 92201 - **Just South of Interstate 10**

## FEATURES:

- 5,000 SF - Metal Construction
- Paid-in-Full Solar System
- Large Fully Enclosed Yard
- Zoning: Heavy Industrial (IH)

**FOR SALE**  
**\$1,199,000!**  
**(\$240/SF)**



**Baxley**  
Properties, Inc.

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Palm Desert, CA 92260

• East Valley Location - Easy Access from I-10

**Size: 5,000 SF**

**BJ Worzack**

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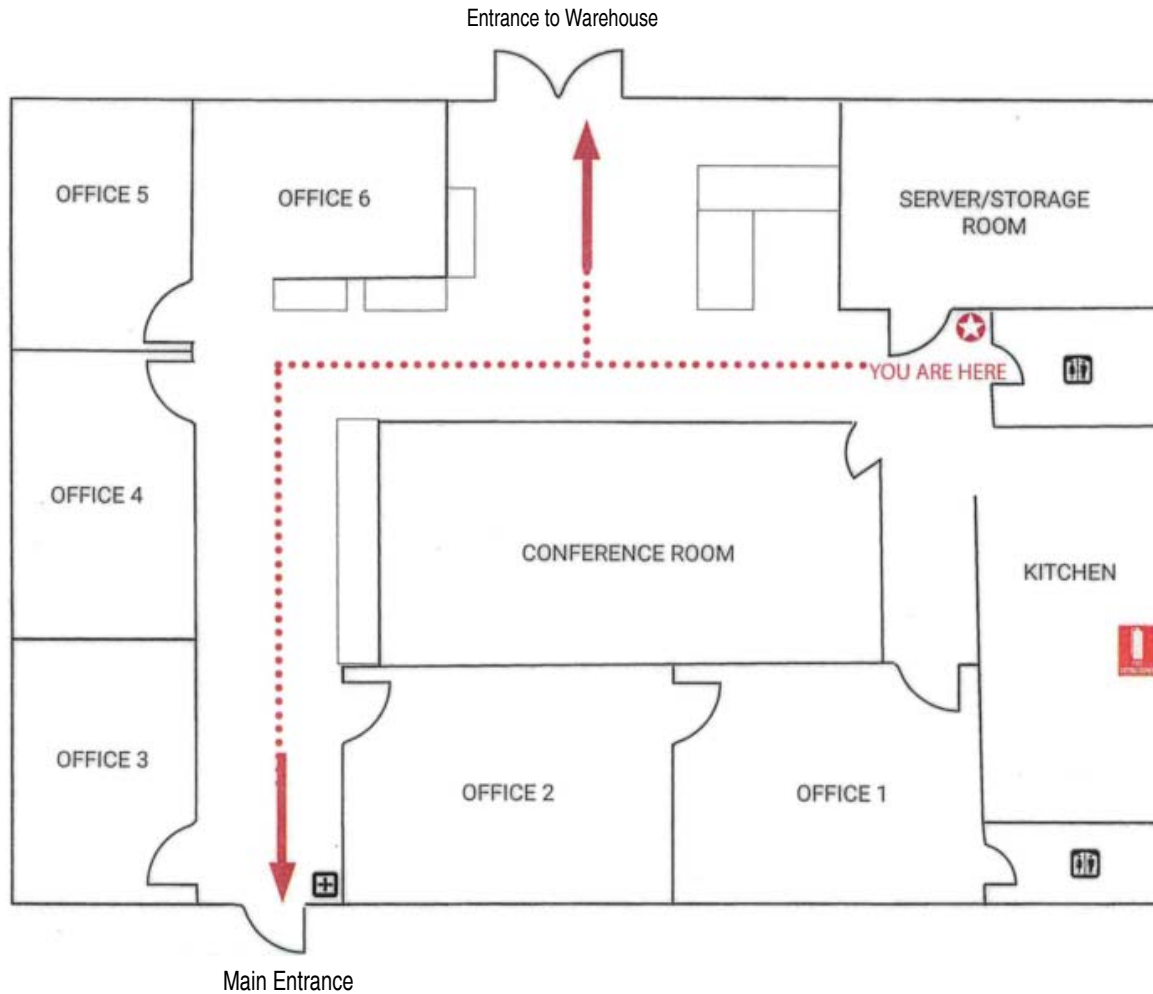
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83852 Avenue 45, Indio, CA 92201 - **Floor Plan**

*Nicely Build-out Office Space - Ready for Immediate Use*

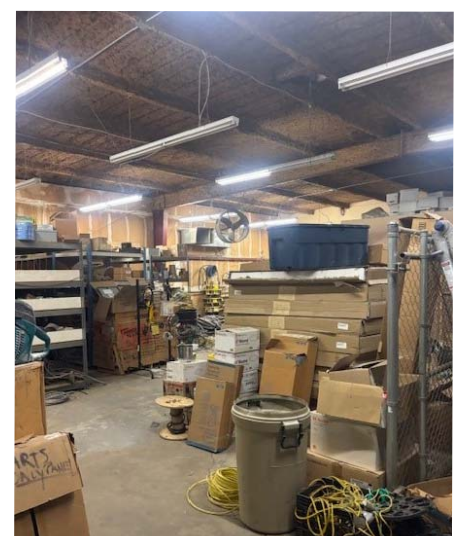
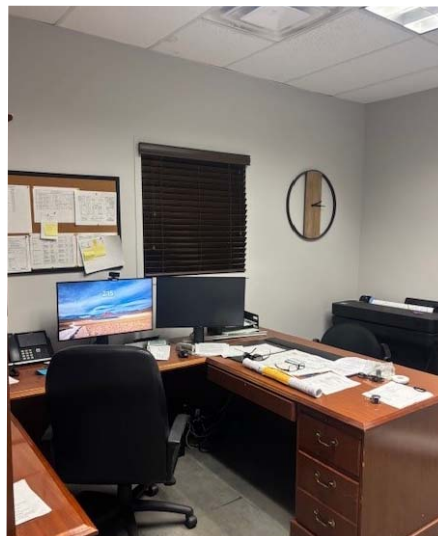
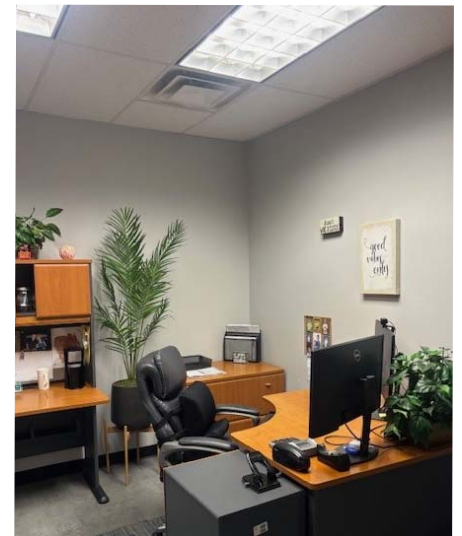
**Building Size: 5,000 SF**  
**Approx. 2,000 SF Office**  
**Approx. 3,000 SF Warehouse**



- (6) Private Offices
- Newer HVAC System in Office Areas
- Conference Room
- Kitchen Area
- (2) Restrooms
- Server/Storage Room
- Enclosed Gated Yard
- Solar Energy System (Paid-in-Full)
- 2 Roll Up Doors in Warehouse
- Clear Height: 18 FT.
- Swamp Coolers in Warehouse
- Plenty of Parking
- APN: 611-392-030
- Year Built: 1978
- Lot Size: 21,780 SF (0.50 Ac)

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83852 Avenue 45, Indio, CA 92201 - **INTERIOR PHOTOS**



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# INDUSTRIAL BUILDING WITH YARD SPACE FOR SALE

83852 Avenue 45, Indio, CA 92201 - [MAP](#)



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