

±40,156 SF INDUSTRIAL WAREHOUSE AVAILABLE



FOR SALE

45605 CITRUS AVE.
INDIO | CA

EXCLUSIVE LISTING AGENTS:

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PROPERTY FEATURES



Warehouse:
±40,156 SF



Office:
±3,500 SF



Land Size:
±72,310 SF



Clear Height
21'



Dock High Doors
4 (10'x10')
2 Exterior Positions

Ground Level Doors
3 (12'x12')



Access
to 10 Freeway

Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

±40,156 SF AVAILABLE

PROJECT HIGHLIGHTS



Warehouse:
±40,156 SF
2 Shop Restrooms



Parking :
1.71/1,000 SF
60 Surface Spaces



Office:
±3,500 SF



Power Panel:
600 Amps
277/480 Volts



Land Size:
±72,310 SF



Sprinklers:
0.33 GPM/3000



Clear Height :
21'



Zoning:
IH



Built :
1991



Parcel Number:
611-410-052



Dock High Doors :
4 (10'x10')
2 Ext. Positions



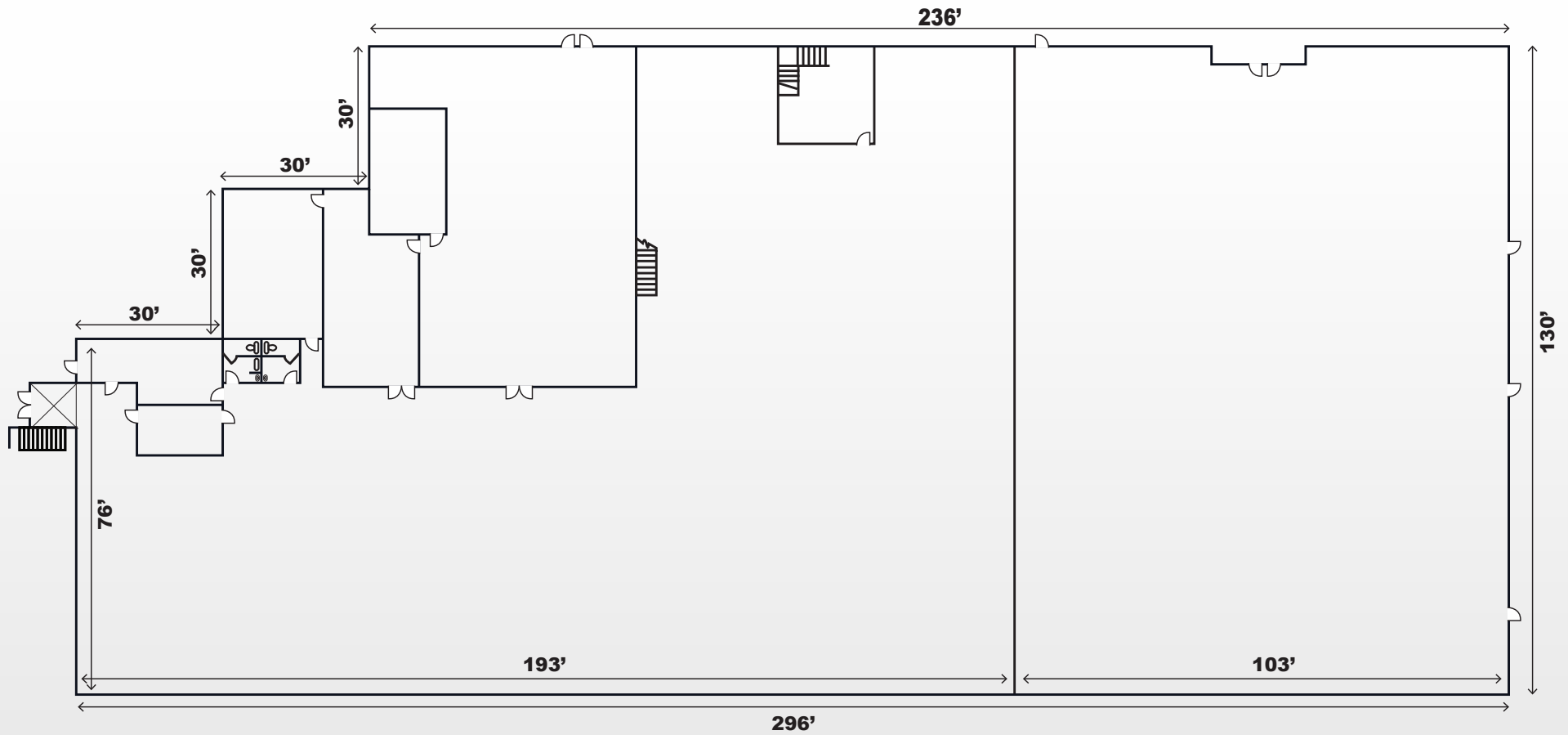
Access
to 10 Freeway

Ground Level Doors:
3 (12'x12')



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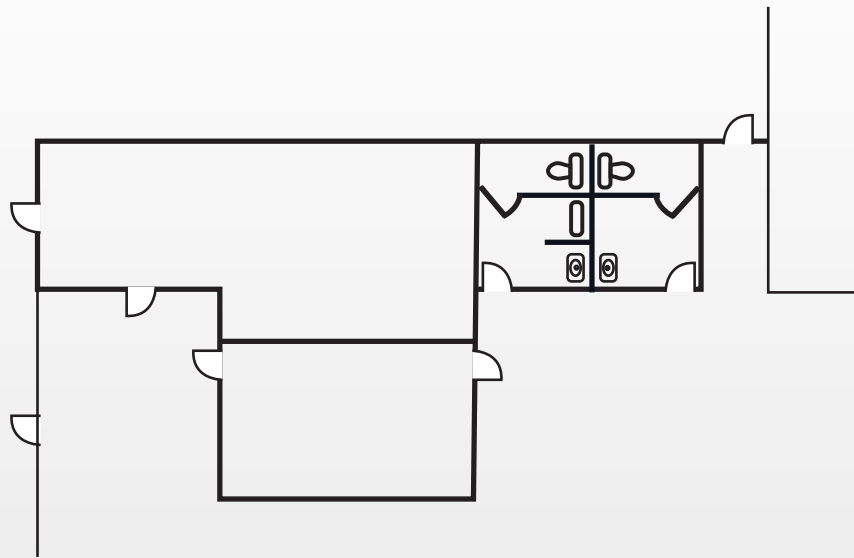
BUILDING PLAN



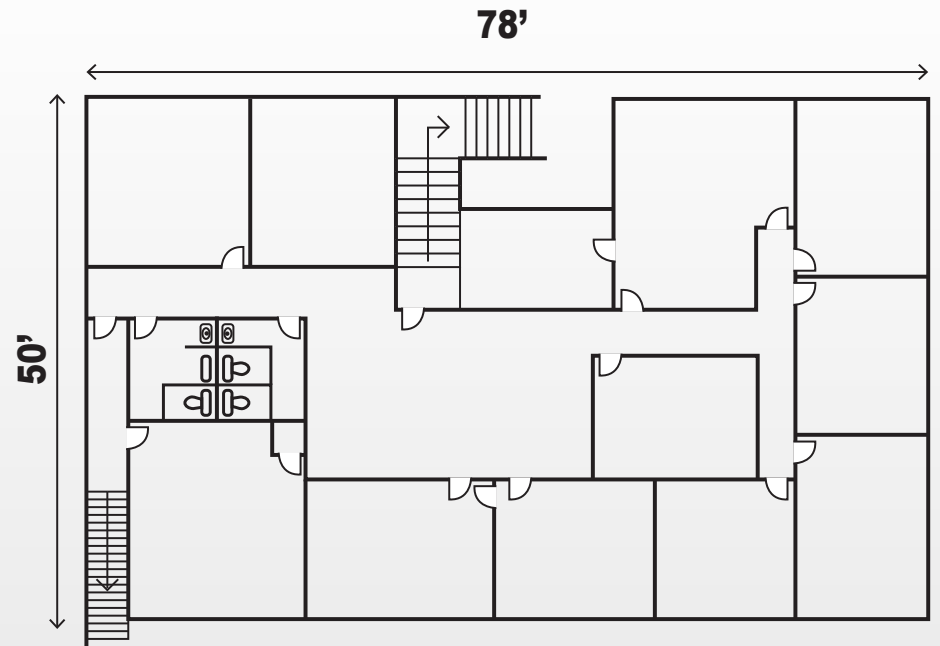
*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

FLOOR PLANS

1ST FLOOR WAREHOUSE



2ND FLOOR OFFICE



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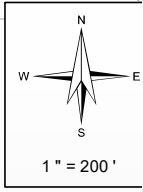
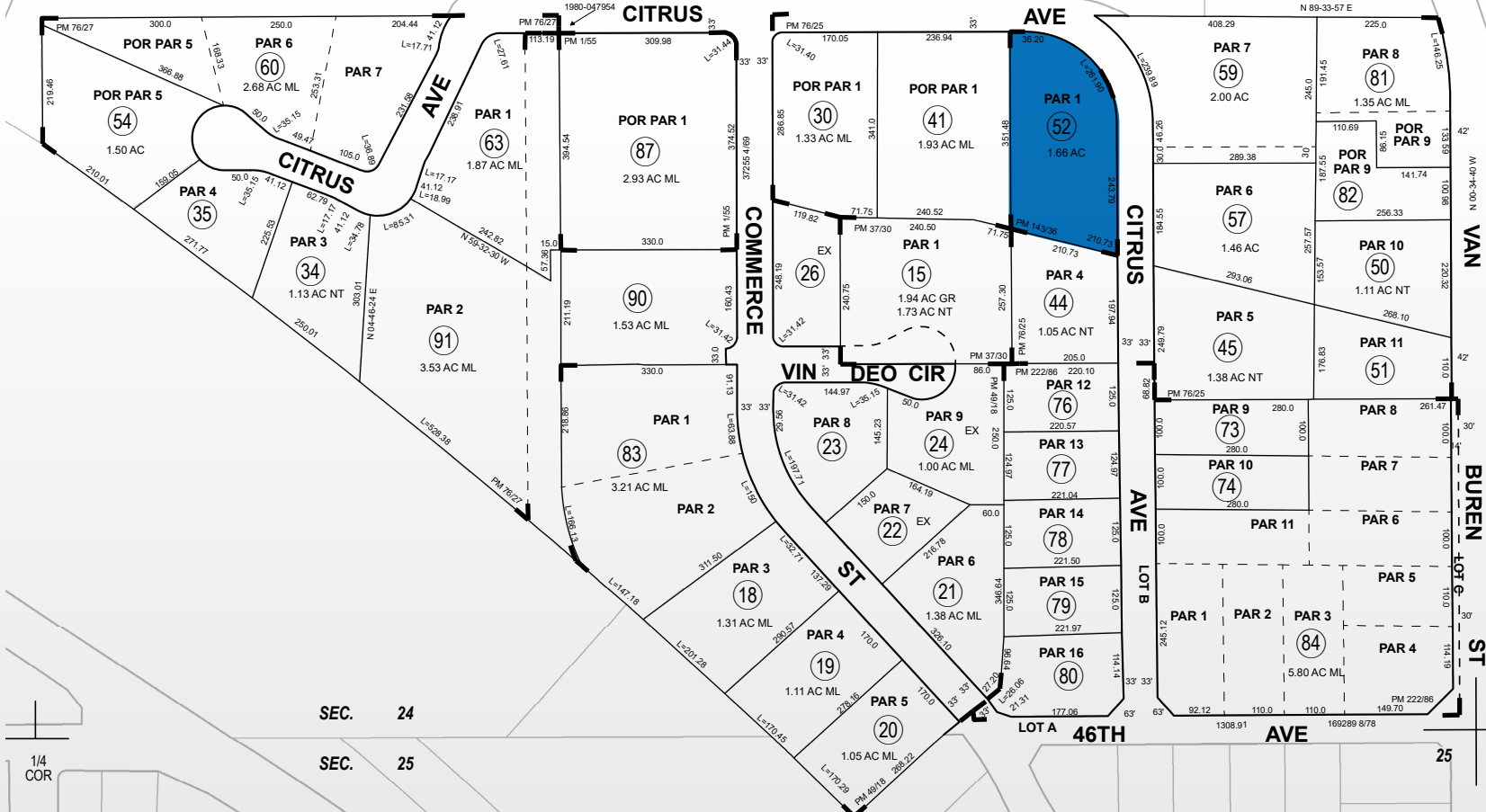
PARCEL MAP

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ISSUED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP DOES NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 24, 25 T.5S, R.7E
CITY OF INDIO

TRA 007-050

611-4
611-34



- Legend**
- Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W.
 - Other Easements
 - Lease Area
 - Subdivision Tic M

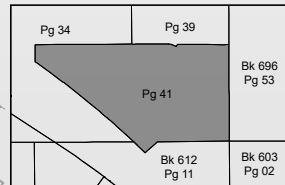
Date	Old Number	New Number
10/1/1975	3,4	7
3/1/1978	275-3,4-6	8
3/1/1978	8	9-11,275-5
3/1/1978	5,11	12
3/1/1978	12	13-15
3/1/1978	13	16-24
9/1/1978	9	25
8/1/1979	801	26
3/1/1980	1	27,ST
3/1/1980	2	28,ST
3/1/1980	25	29,ST
3/1/1980	14	30,ST
4/1/1980	7	31,ST
5/1/1980	27	32-38
5/1/1980	29	39-40
5/1/1980	40	41-51
6/1/1987	42-43	52
6/1/1988	48-49	53
3/1/1994	36	54-55
3/1/1994	37,55	56
3/1/2000	46	57-58
3/1/2000	47,58	59
10/1/2005	38,56	60
2/1/2007	28	61-62
2/1/2007	32,61	63
2/1/2007	10,33,62	64
10/4/2007	39	65-80
2/23/2009	53	81-82
5/11/2023	16,17	83
7/11/2024	65,72,75	84
9/26/2024	31	85-87
9/26/2024	64	88-89
9/26/2024	86,88	90
9/26/2024	85,89	91

SEC. 24
SEC. 25

1/4 COR



Data
FM 4/60
FM 37/30
LLA 16-37



Map Reference

- FM 1/55 PARCEL MAP
- FM 37/30 PARCEL MAP
- FM 49/18 PARCEL MAP
- FM 76/27 - 28 PARCEL MAP NO. 14267
- FM 76/25 - 26 PARCEL MAP NO. 14266
- FM 143/36 - 37 PARCEL MAP NO. 22066
- FM 222/84 - 85 PARCEL MAP NO. 33041

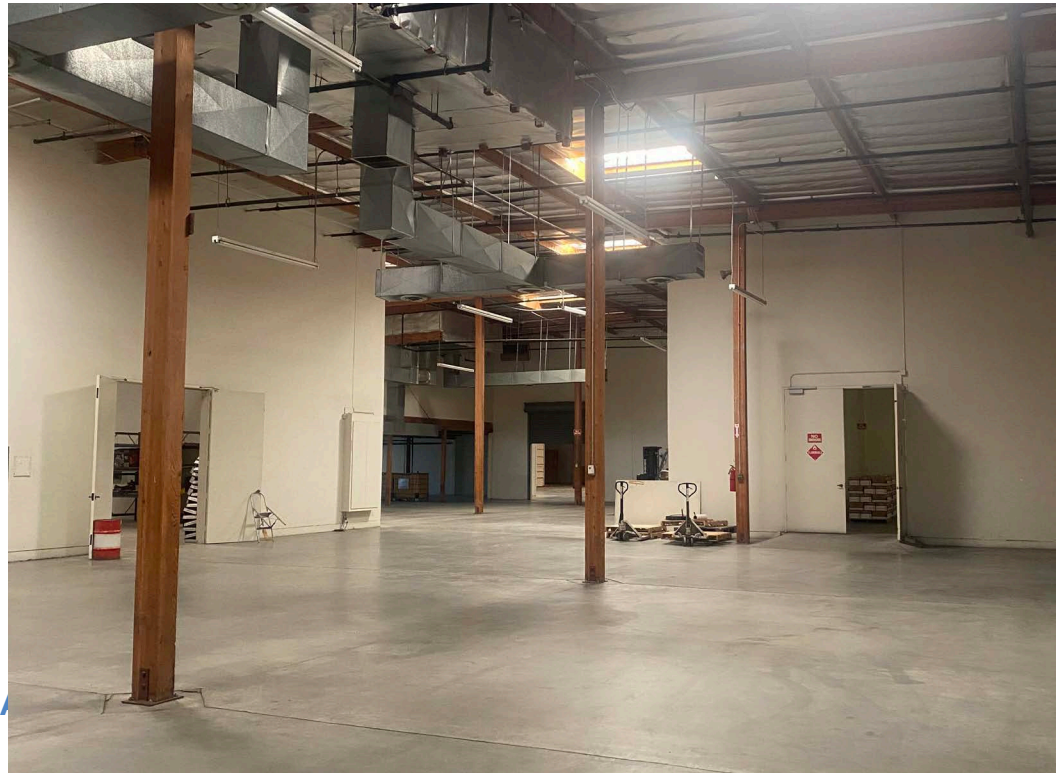
Dec 2024

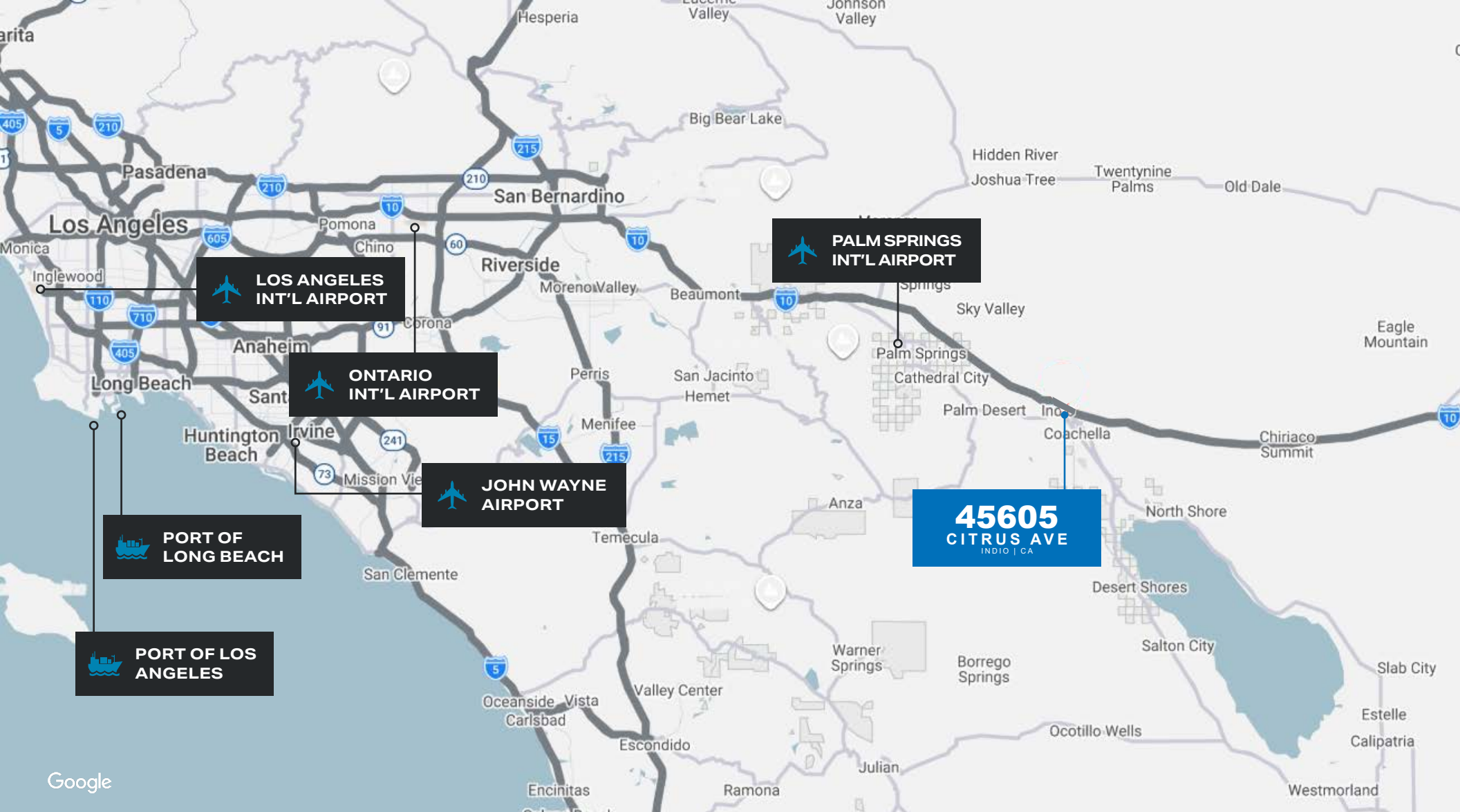
ASSESSOR'S MAP BK611 PG: 41
Riverside County, Calif.

arrodriag



45605
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INDIO | CA





PRIME INDIO LOCATION



FREEWAYS

I-10 Freeway	0.9 Mi
215 Freeway	1.3 Mi
210 Freeway	2.6 Mi
I-15 Freeway	12.8 Mi



AIRPORTS

Palm Springs International	20.4 Mi
Ontario International	89.4 Mi
John Wayne	118.0 Mi
LAX	145.0 Mi



INTERMODAL/PORTS

BNSF Intermodal Yard	77.7 Mi
Union Pacific Intermodal Yard	109.0 Mi
Port of Long Beach	139.0 Mi
Port of Los Angeles	140.0 Mi

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