

APPROX. 20,000 SF OFFICE BUILDING FOR SALE

COOK STREET BUSINESS AREA

FOR SALE
\$4,150,000!
6% CAP
RATE!



Multi-Tenant Investment
100% Occupied



42575 Melanie Place, Palm Desert, CA
Off Cook Street & Sheryl Avenue



PERFECT FOR
1031 EXCHANGE!

- Approx. 20,000 SF Bldg
- Great Street Frontage
- Plenty of Parking
- Zoned (Service Industrial)



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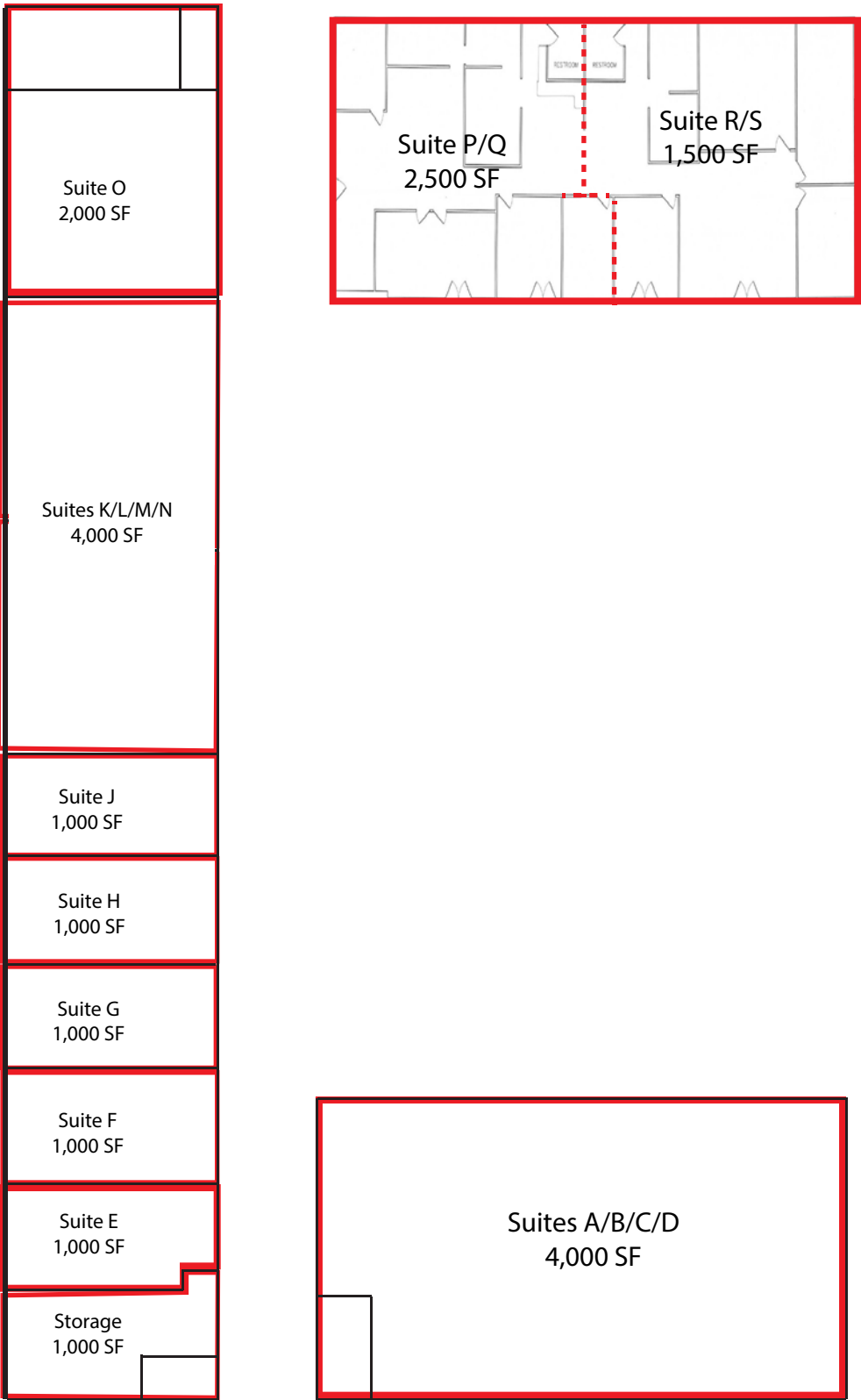
DISCLAIMER:

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

10/8/2025

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FLOORPLAN: 42575 MELANIE PL, PALM DESERT, CA



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