

**Ideal for Manufacturing, Warehousing, Auto Repair/
Service, Food Users, Art Storage or Specialty Uses
requiring Full Temperature Controlled Facility**

**FULLY
RENOVATED**



**FOR
LEASE**

**+10,500 SF INDUSTRIAL WAREHOUSE
(+3,000 SF OF FREE BONUS STORAGE)**

3535 N ANZA ROAD, UNIT A
PALM SPRINGS, CA 92262

ROCKY MORAN | Sr. Vice President
951.276.3681
rmoran@leeriverside.com
DRE 01841701

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- ▶ Unit A: $\pm 10,500$ SF ($\pm 3,000$ SF of Free Bonus Storage)
- ▶ Lease Rate: \$1.35 PSF GRS
- ▶ 1,500 Amps of Power
- ▶ Full Temperature Controlled Warehouse
- ▶ Ideal for Food Users, with Floor Drains Throughout
- ▶ Flexible Heavy Zoning
- ▶ Ideal for Manufacturing, Warehousing, Distribution, Auto Repair or Auto Service or any Specialty Use requiring HVAC in Warehouse
- ▶ Fully Renovated
- ▶ Corner Location in Highly Image Industrial Development
- ▶ Easy Access to 10 Fwy or Hwy 111
- ▶ 2 Roll Up Doors
- ▶ Fully Sprinklered
- ▶ 16' - 18' Clear Heights Throughout
- ▶ Equipped with High Tech Security System Capabilities
- ▶ Located North of Downtown Palm Springs just West of Indian Canyon Drive in the Industrial Area

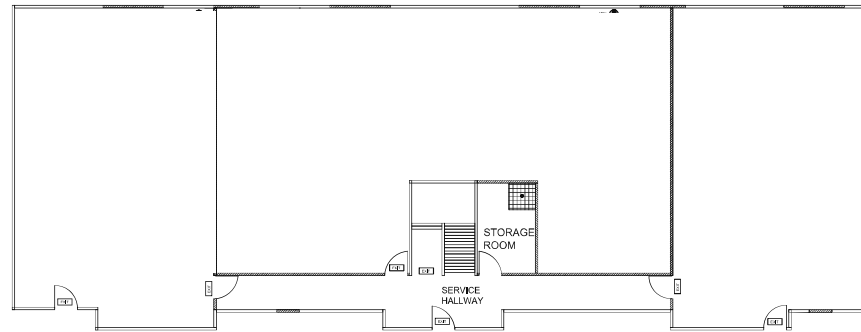
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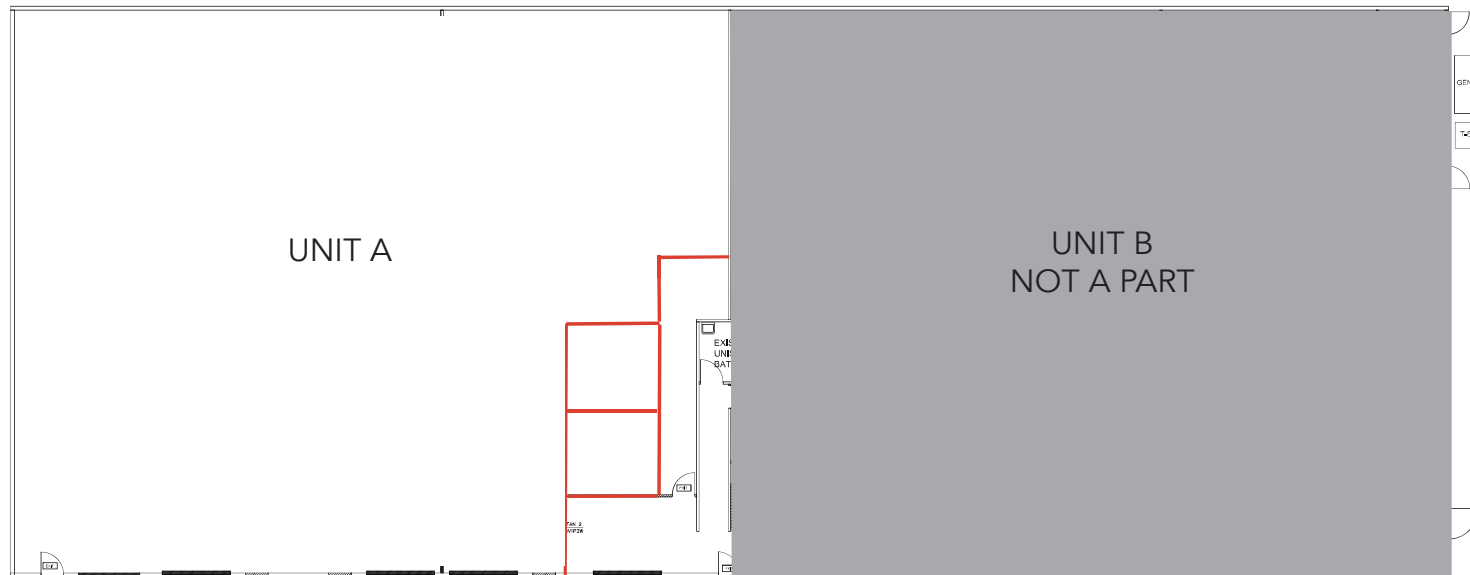
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2ND FLOOR



1ST FLOOR

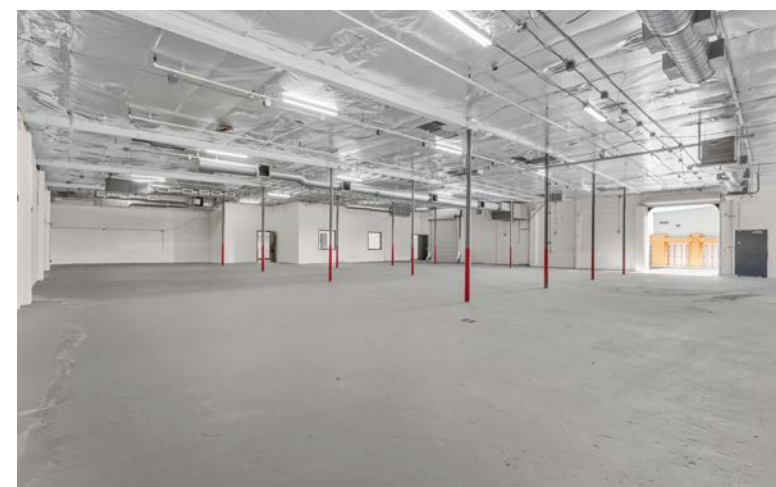
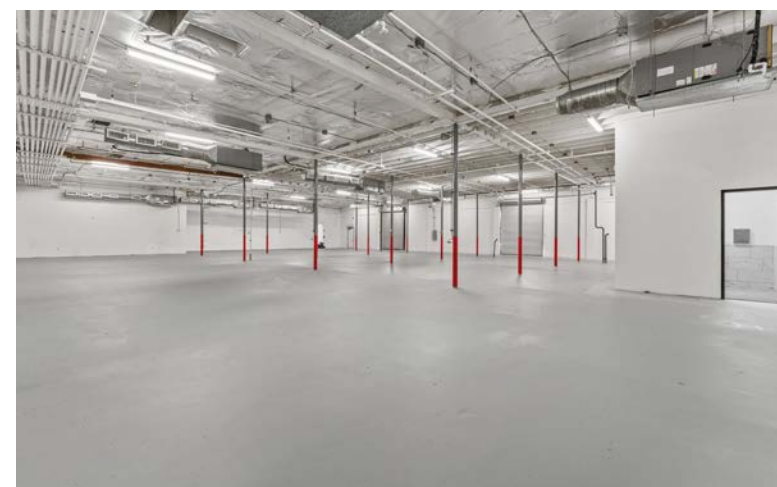
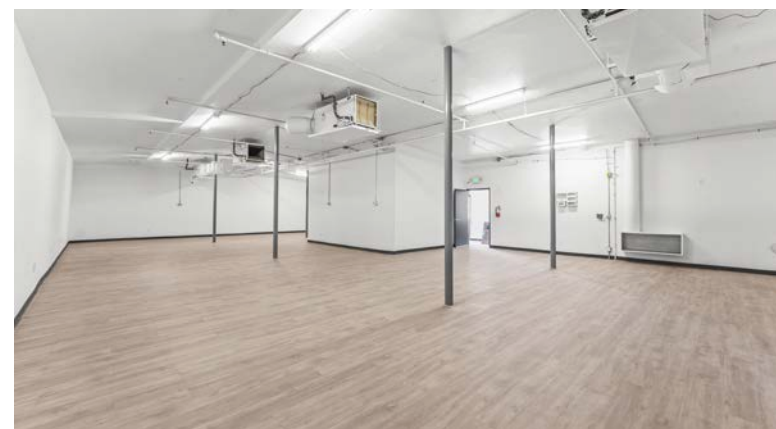


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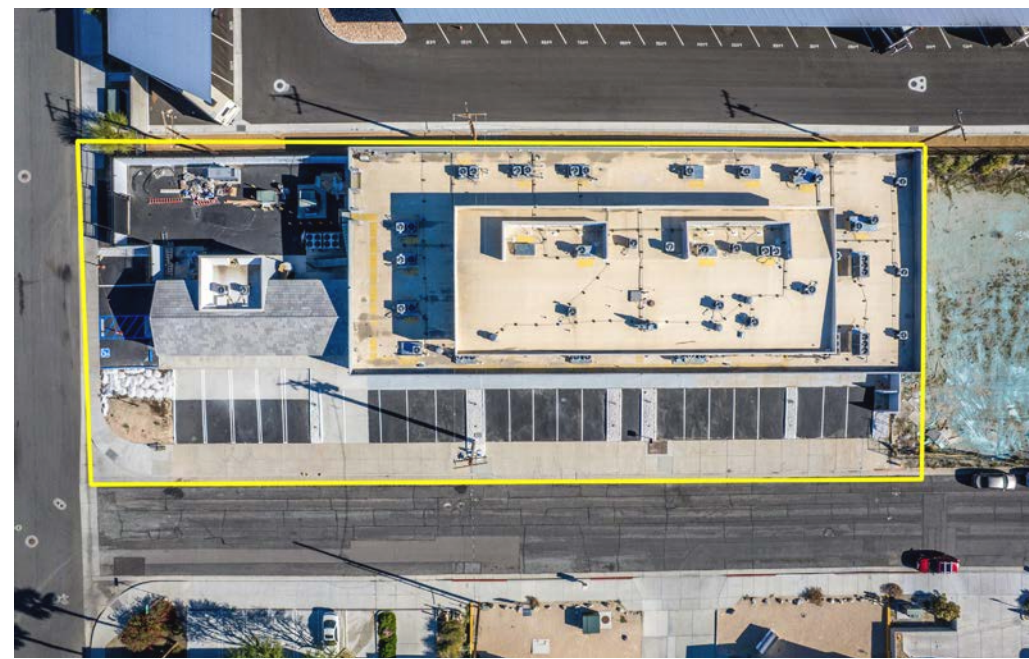


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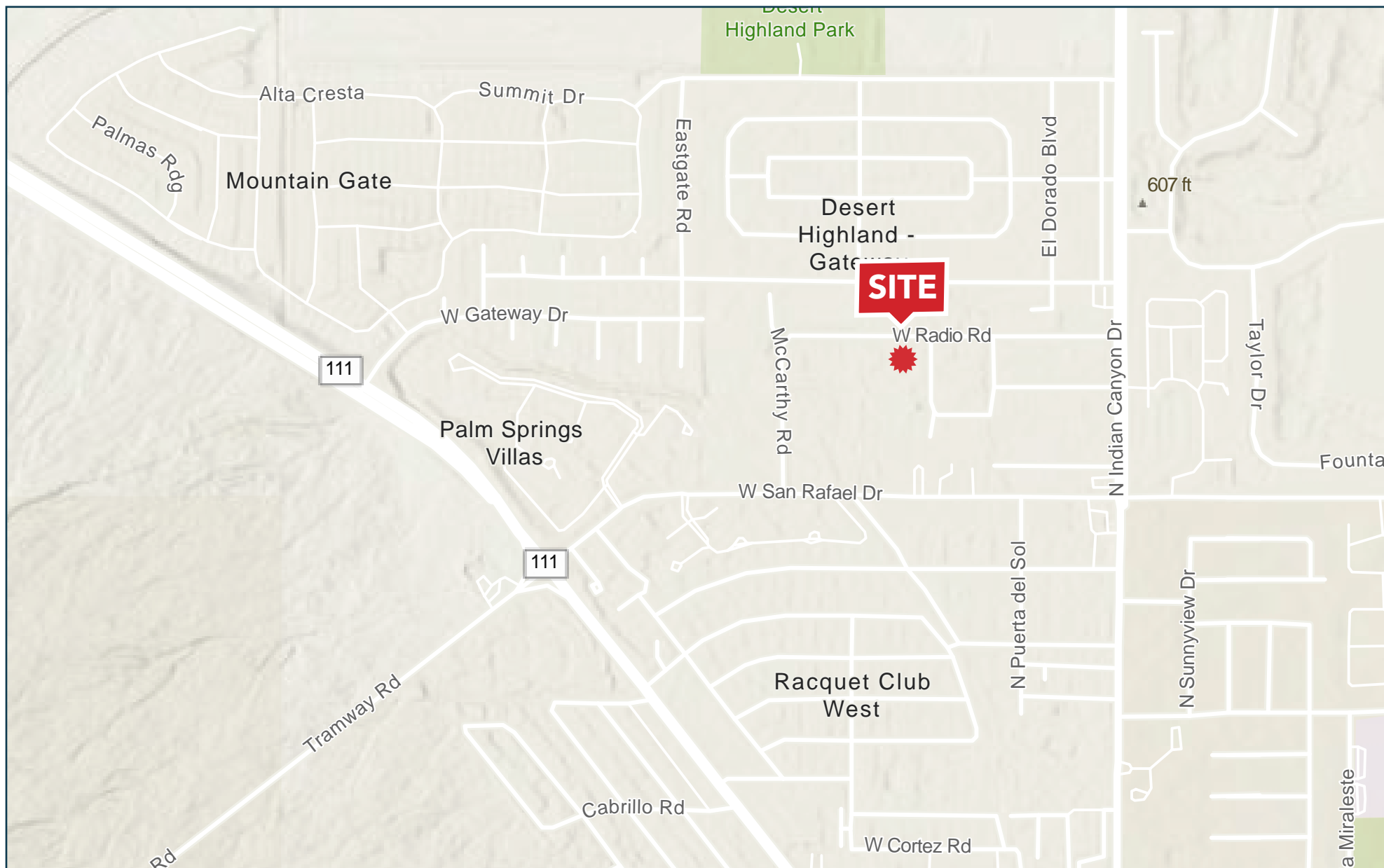
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LOCATION MAP



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