



FOR SALE

28,307 SF Freestanding Industrial Building

39755 Berkey Drive, Palm Desert, CA



Property Highlights

Office SF 15,489 sf (demo to suit)

Warehouse SF 12,818 (expandable to ±26,000 SF)

Clear Height 18'

Loading 1 DH / 2 GL

Power TBD

Fire Sprinkler System Yes

Yard Fenced

Parking Spaces 71

Zoning I-P



Owner/ User or Investment Opportunity

An owner/user may occupy Suite A of the property with the ability to expand into the entire building or extend the existing tenant's lease. Investors have the potential to add value by securing a qualified tenant at full market rental rates.

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Rent Roll

Address	Tenant	Sq. Ft.	Lease Term	Monthly Rent (NNN/ SF)	Annual Rent	Monthly Opex (PSF)	Annual Opex	Total Annual Rent (NNN + Opex)
Suite A	Monarch Management Group	14,307 SF	7/15/08 - 3/31/26	\$0.89/ SF	\$152,798	\$0.25	\$42,921	\$195,720
Suite B	Resort Parking Services	14,351 SF	8/1/22 - 7/31/27	\$0.70/ SF	\$120,548	\$0.25	\$43,053	\$163,601
Total		28,658 SF			\$273,337		\$85,974	\$359,321

Floorplan



Suite B

(Leased through 7/31/27)

Suite A

(Available to occupy on 4/1/26)

(Buyer can demo office to suit their needs)



Desert Palms

CHASE BERRY
chase.berry@jll.com
909-467-6872
Lic. #02196093

BRIAN THENE
brian.thene@jll.com
619-876-3396
Lic. #02090362

XAVIER NOLASCO
xavier.nolasco@jll.com
949-296-3622
Lic. #01911759

jll.com

