

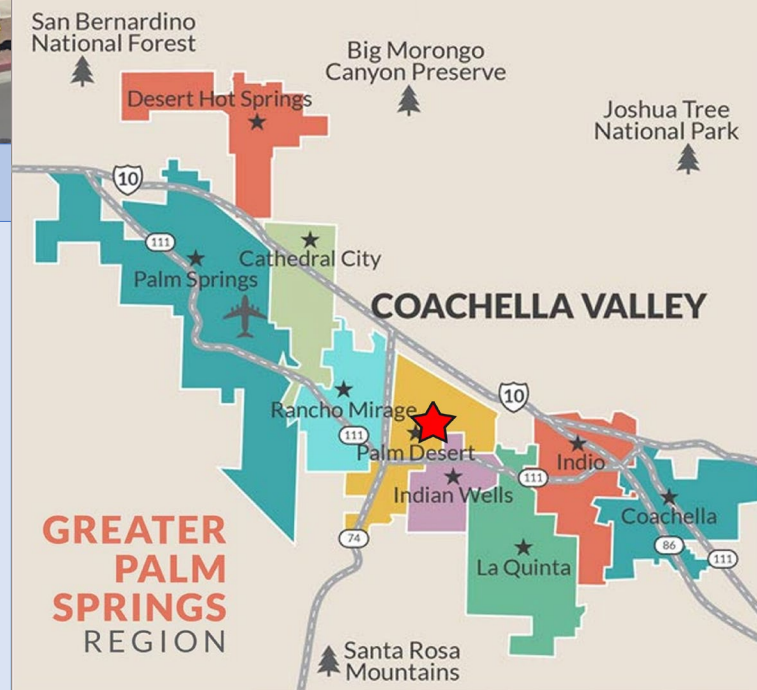
5,640 SF INDUSTRIAL SUITE FOR SUBLEASE IN PALM DESERT, CALIFORNIA

Palm Desert Business Center – 42201 Beacon Hill, Suite 4, Palm Desert, CA 92211



Highlights & Information

- **5,640 SF** industrial suite available for sublease is in excellent condition, and a rare opportunity.
- The property is well-maintained, with great window exposure and natural light, ample parking, and centrally located in the Coachella Valley, within the Palm Desert Business Center Business Park in Palm Desert, California.
- Corner suite with a versatile layout, complete with a reception area, 3 offices, a conference room, 2 double doors, restrooms, and a nice open warehouse. Ideal for a variety of industrial, service, distribution, and light manufacturing businesses.
- The warehouse features an approximate 12' roll-up door, 14' clear height, utility sink.
- Easy access to the I-10 freeway via Cook Street, and is less than 2 miles from Highway 111.
- Sublease term through **March 31, 2029**.



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The City of Palm Desert is centrally located in the heart of the Coachella Valley in southeastern Riverside County in California.

*** Distances:**

- 15 miles east of Palm Springs
- 121 miles northwest of San Diego
- 122 miles east of Los Angeles

*** 20-minute drive time:**

- 2024 Population 217,640
- 2029 projected 222,059
- Growth 4%

*** 30-minute drive time:**

- 2024 population 452,378
- 2029 projected 465,203
- Growth 3%

*** Transportation Access:**

- 3 points along I-10 (Monterey, Cook & Washington Streets),
- 2 state routes, Hwy 111 & Hwy 74.

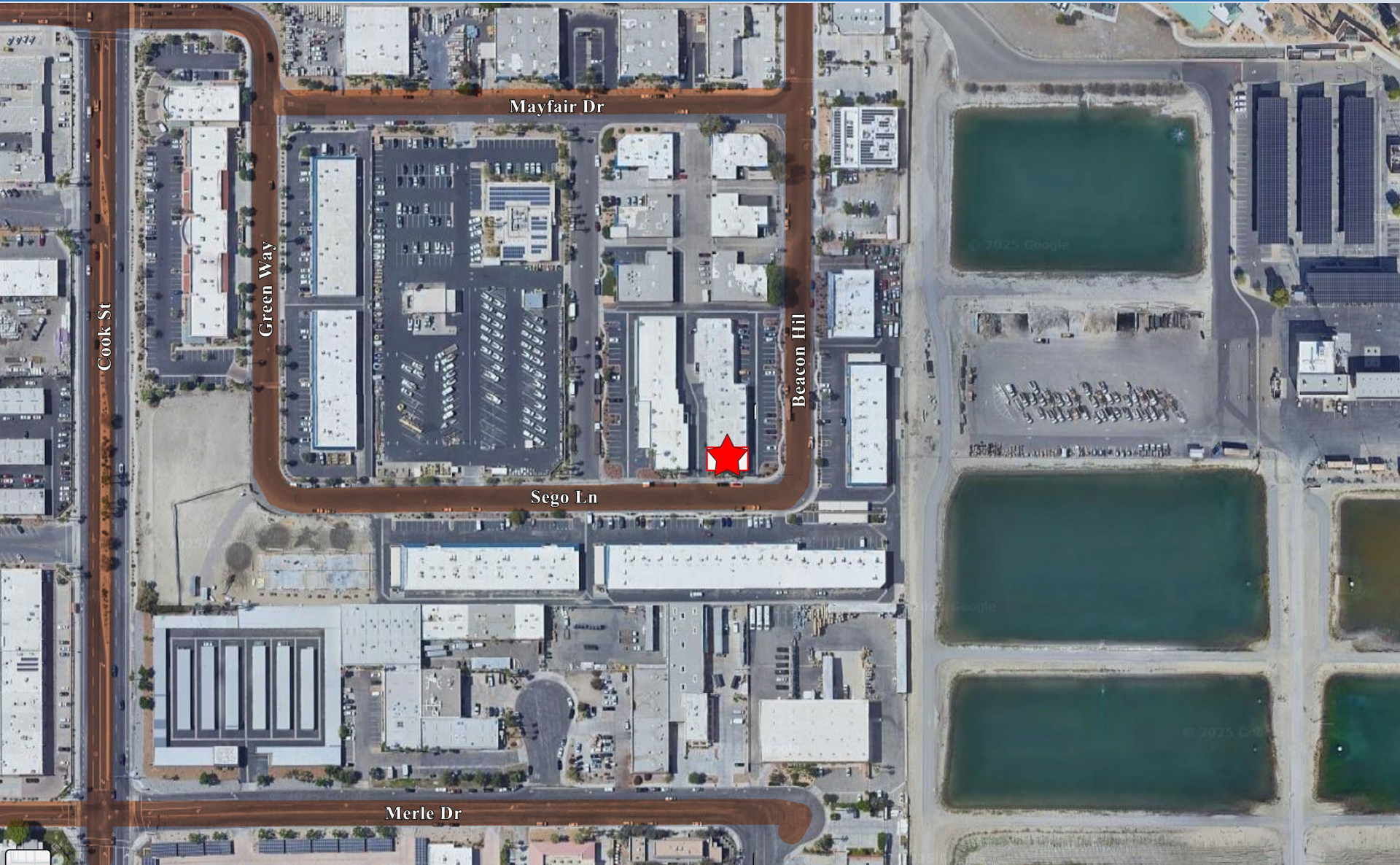
*** Coachella Valley Boundary:**

- 2024 population 455,408
- 2004 population 361,916
- Growth 2.83% (2020-2024)



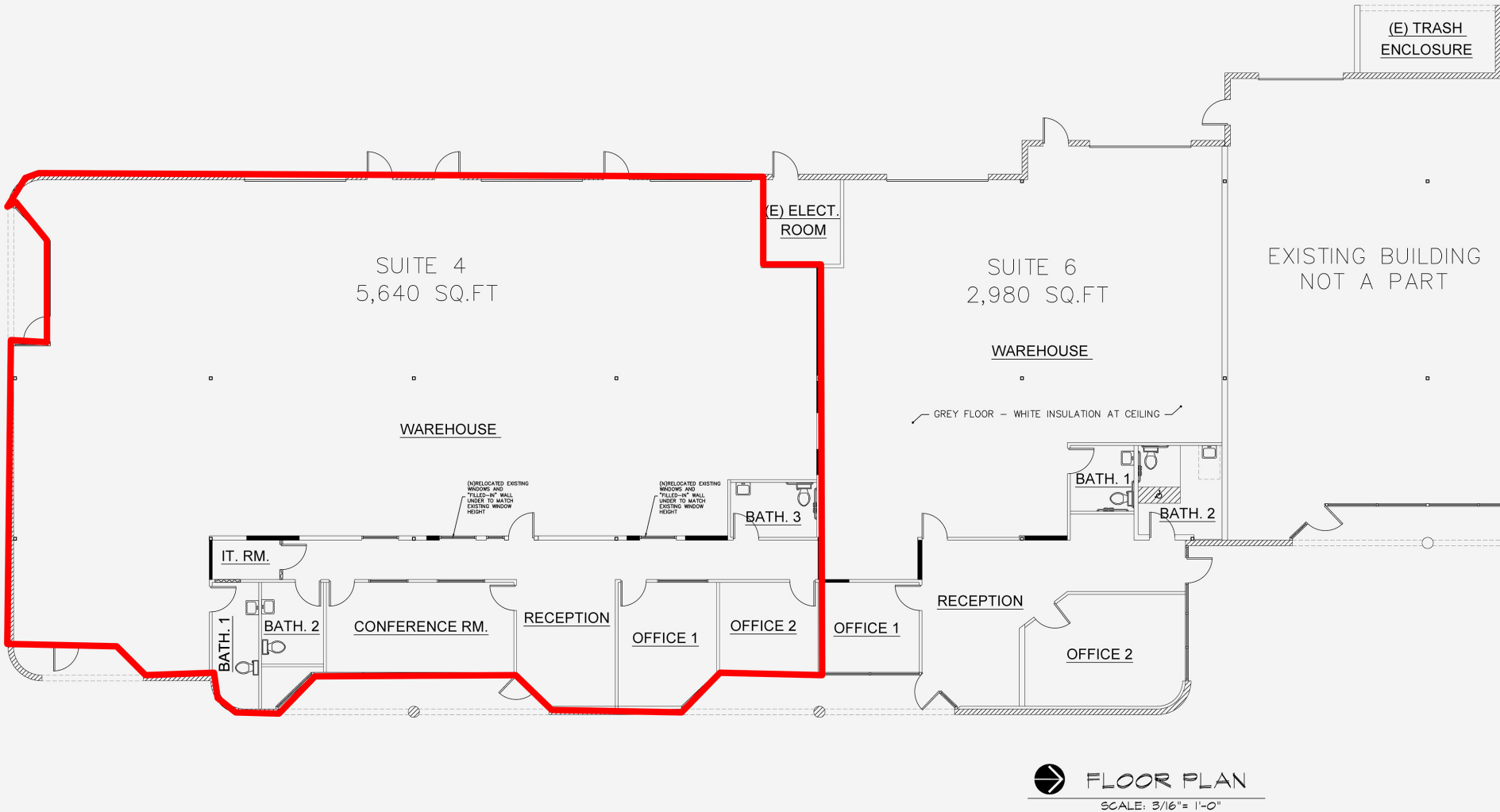
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For Subleasing Inquiries and More Information:

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