

FIVE INDUSTRIAL LOTS JUST OFF I-10, NORTH PALM SPRINGS



RUPPERT ST, NORTH OF I-10, NORTH PALM SPRINGS, CA

FEATURES

- Five industrial lots located in a prime industrial area
- Ideal location for logistics, last-mile distribution/warehouse facility, or freeway commercial
- Industrial zoning allows for a wide variety of uses
- Improved with curb and gutter
- Excellent access to I-10 Freeway
- First eastbound interchange for the Coachella Valley
- 181,000 average daily traffic - Interstate 10

PRICE: \$350,658 (\$4.60/SF)

COACHELLA VALLEY



VICINITY MAP



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SITE AMENITIES & AERIAL



SITE AMENITIES

- **Location:** The property is located on the east side of Ruppert St just north of Orr Way in North Palm Springs, CA
- **Zoning:** [Click here to view M-2 \(Manufacturing Zone\)](#)
- **General Plan:** [Click here to view Regional Business Center](#)
- **APN:** 666-402-007, 009, 011, 013, 666-422-001
- **Parcel Size (According to County Assessor's Information):** 1.75 acres (Each lot is .35 AC)
- **Utilities:** Water: 12" line in Ruppert St
Sewer: No sewer in the area
- **Flood Zone:** 500 Years
- **Association Dues:** \$244.99 per lot per year
- **Comments:** This is a keenly located property at the very first Interstate 10 off ramp when entering the Coachella Valley from the Los Angeles vicinity. This property has a multitude of possibilities such as Distribution/Warehouse Facility, Freeway Commercial, Equipment Sales, Rental, and Storage.

ZOOMED IN AERIAL



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