

+/-18,652 SF | ~~\$1.20/SF + NNN~~
Price Reduction: \$1.00/SF + NNN



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PROPERTY INFORMATION

INDUSTRIAL BUILDING FOR LEASE
72203 Adelaide St., Thousand Palms, California 92276

PROPERTY OVERVIEW

72203 Adelaide Street in Thousand Palms is a single-tenant industrial building that is approximately 18,652 square feet on a 1.15 AC lot. The layout contains +/-11,794 square feet of warehouse, 6,858 square feet of finished office space on two levels and a private fenced yard.

The warehouse area has a 24' clear height with six (6) fourteen (14') foot roll up doors, and eight (8) evaporative coolers. The office area includes a welcoming reception area, twelve (12) private offices, full kitchen, two (2) kitchenettes, four (4) restrooms, and a second floor executive office with a covered balcony.

The property has a total of 750 AMP, 3-phase power split between three (3) separate meters, and forty-one (41) dedicated parking spots.

PROPERTY DETAILS

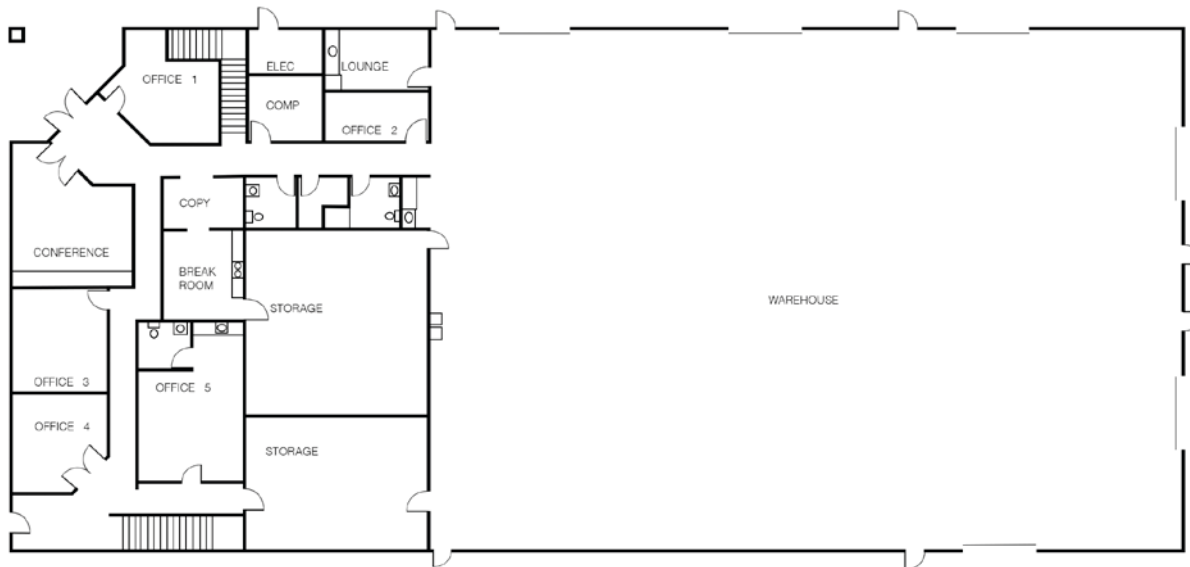
| | |
|---------------|---------------------|
| Size: | ±18,652 SF |
| Lot: | 1.15 AC / 50,094 SF |
| Year Built: | 2008 |
| Stories: | Two (2) |
| Power: | 750 AMP, 3 Phase |
| Parking: | 41 Spaces |
| Clear Height: | 24' (Warehouse) |
| Zoning: | M-SC |
| APN: | 650-360-028 |



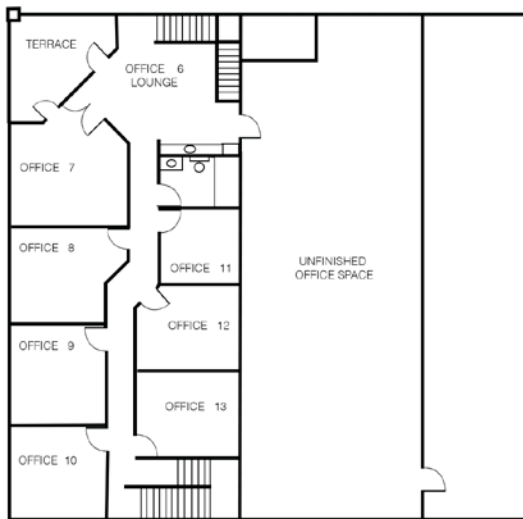
FLOOR PLAN

INDUSTRIAL BUILDING FOR LEASE
72203 Adelaid St., Thousand Palms, California 92276

FIRST FLOOR



SECOND FLOOR



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Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy







| 2024 DEMOGRAPHICS | 1-Mile | 5-Mile | 10-Mile |
|-------------------|--------------------|----------|----------|
| Population: | 4,302 | 97,054 | 299,143 |
| Households: | 1,107 | 39,928 | 135,845 |
| Median HH Income: | \$73,415 | \$69,628 | \$70,851 |
| Traffic Count | I-10: ±103,647 ADT | | |

YOUR ADVISORS



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