

MULTI-TENANT INDUSTRIAL BUILDING FOR SALE

19-486 NEWHALL STREET | PALM SPRINGS, CA 92258

Fully Leased, In-Place 5.58% CAP



PROPERTY HIGHLIGHTS:

- $\pm 7,925$ SF Multi-Tenant Industrial Building on ± 0.55 Acres
- Investment Opportunity, Fully Leased
- 100% Occupied with Staggering Lease Terms
- Six Separate Units ranging between $\pm 1,200$ - $\pm 1,500$ SF with Six GL Doors
- 20% Office Build-Out Across Building
- 4 Different Tenants, Flexibility/Upside for New Owner, Rent Roll Upon Request
- Newer 2007 Construction
- Current 1-10 FWY Visibility
- 14' Warehouse Clear Height
- Sprinklered Building
- Immediate 10 FWY Access at Indian Canyon Drive
- North Palm Springs Business Center Location
- M-2 Zoning, City of Palm Springs (Verify)



CODY MORAN
VICE PRESIDENT

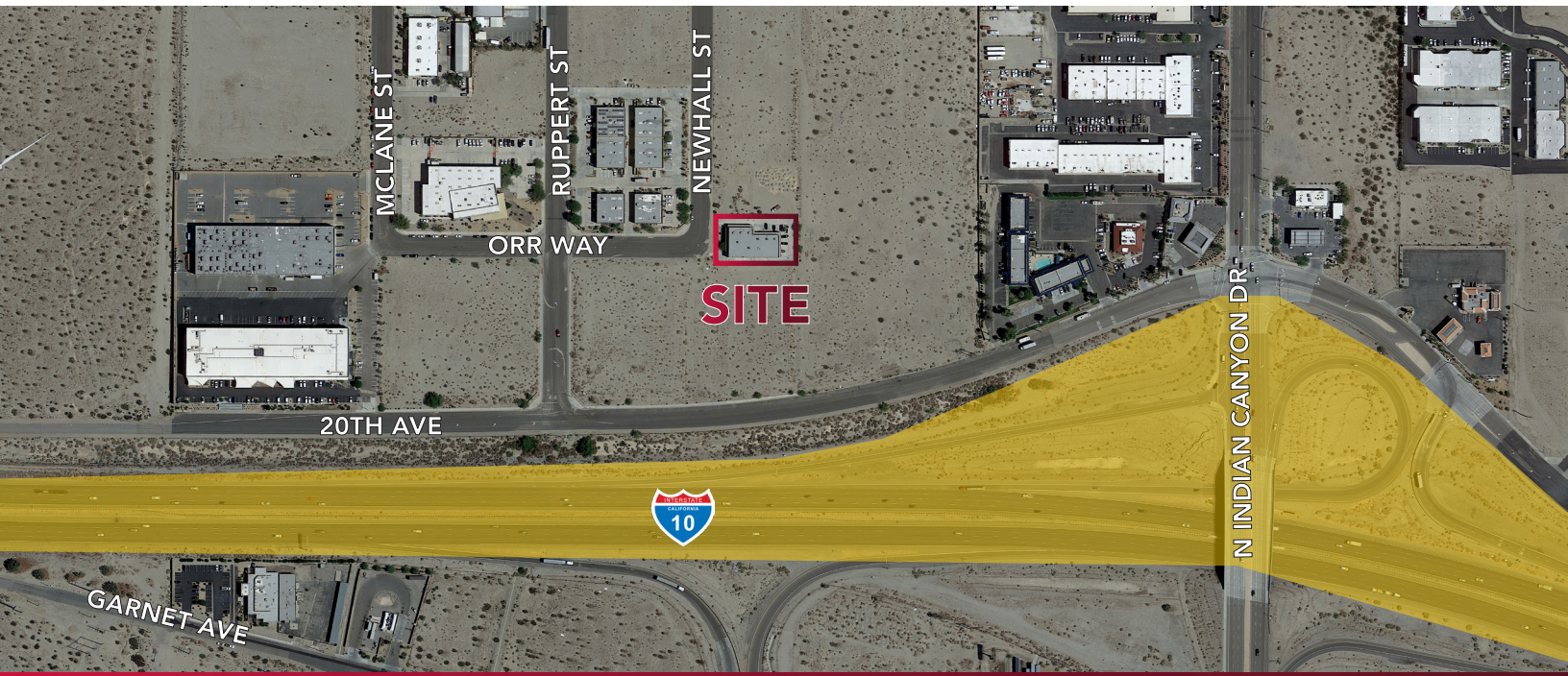
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3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside.

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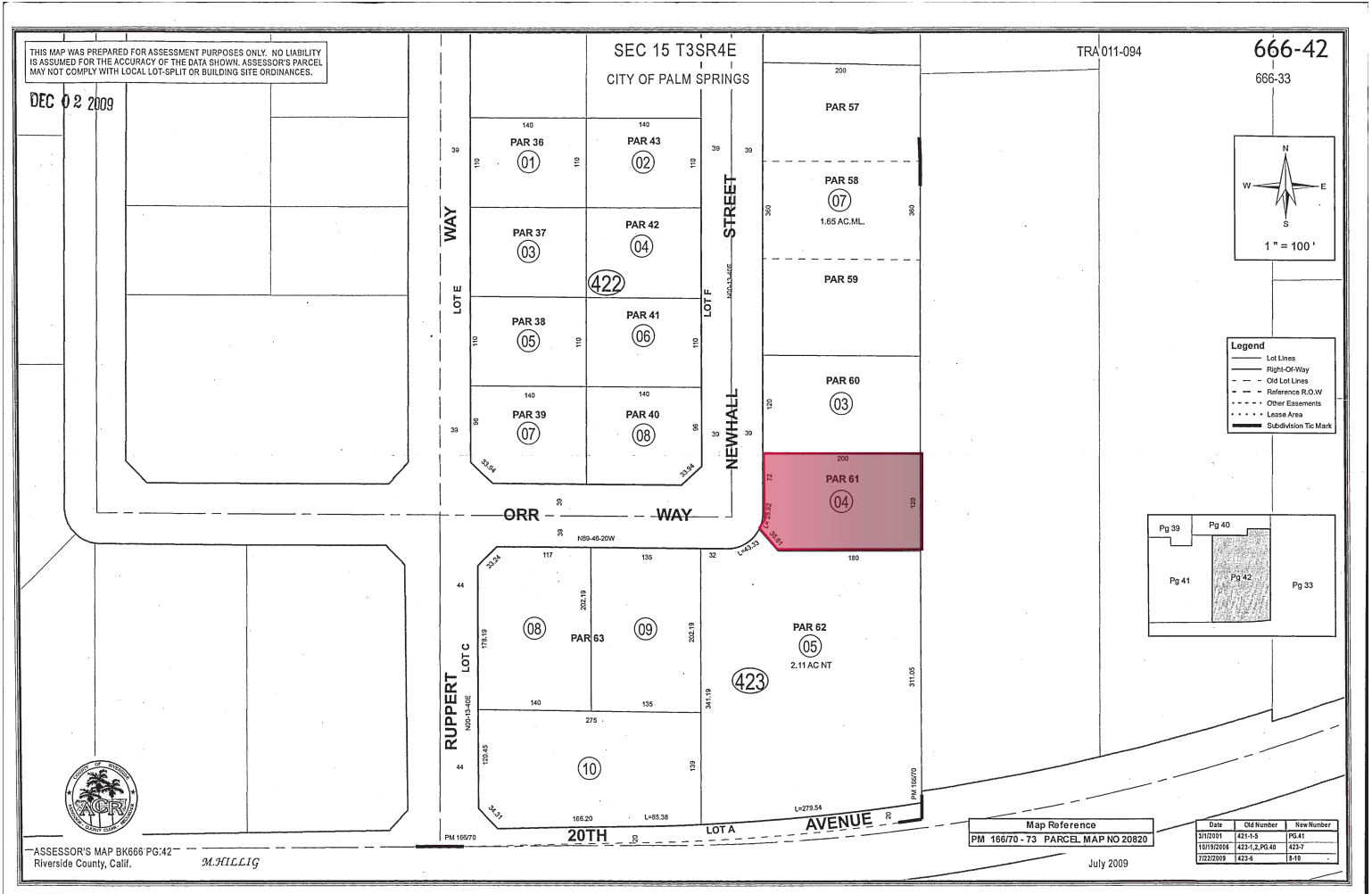
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PARCEL MAP



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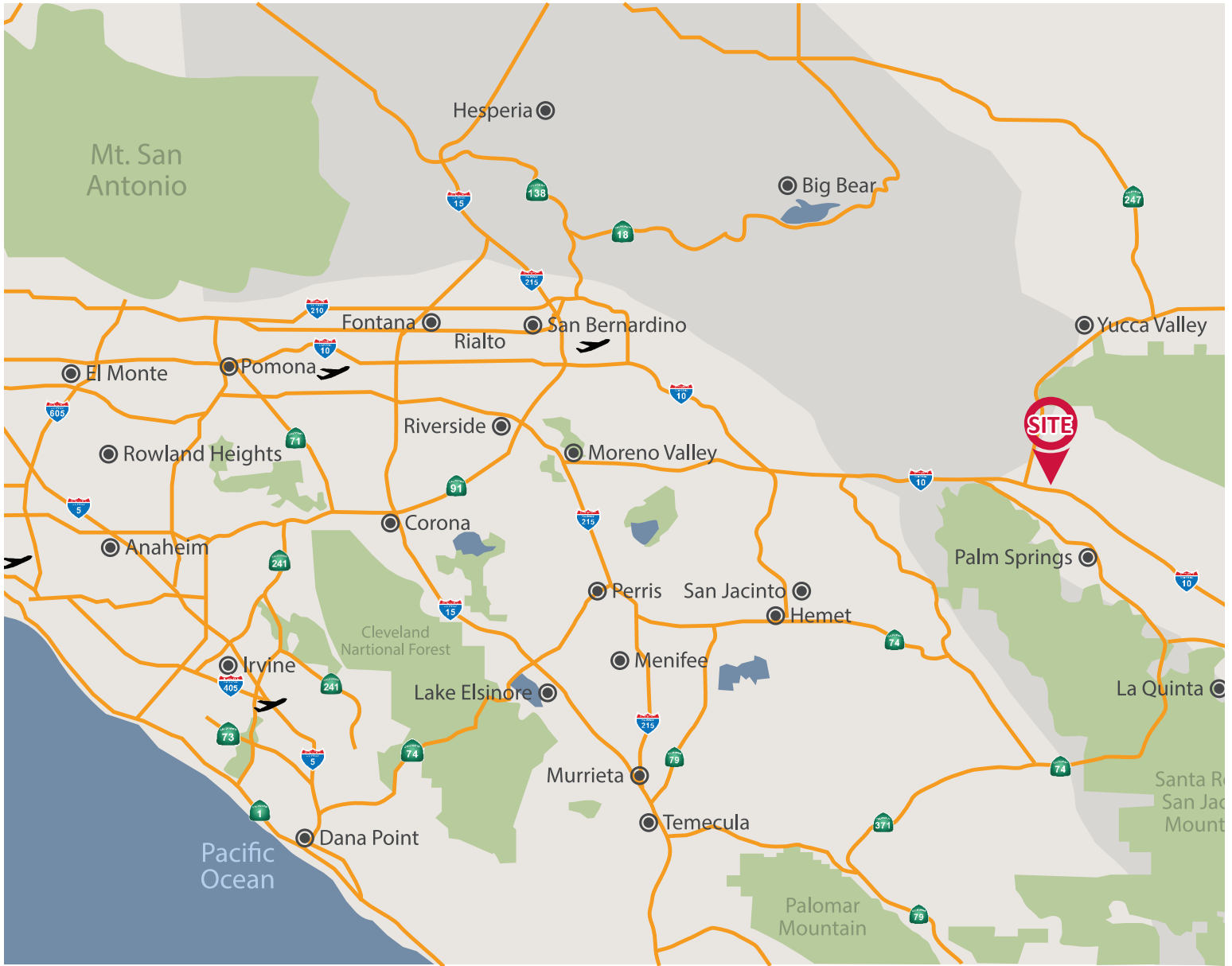
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LOCATION MAP



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