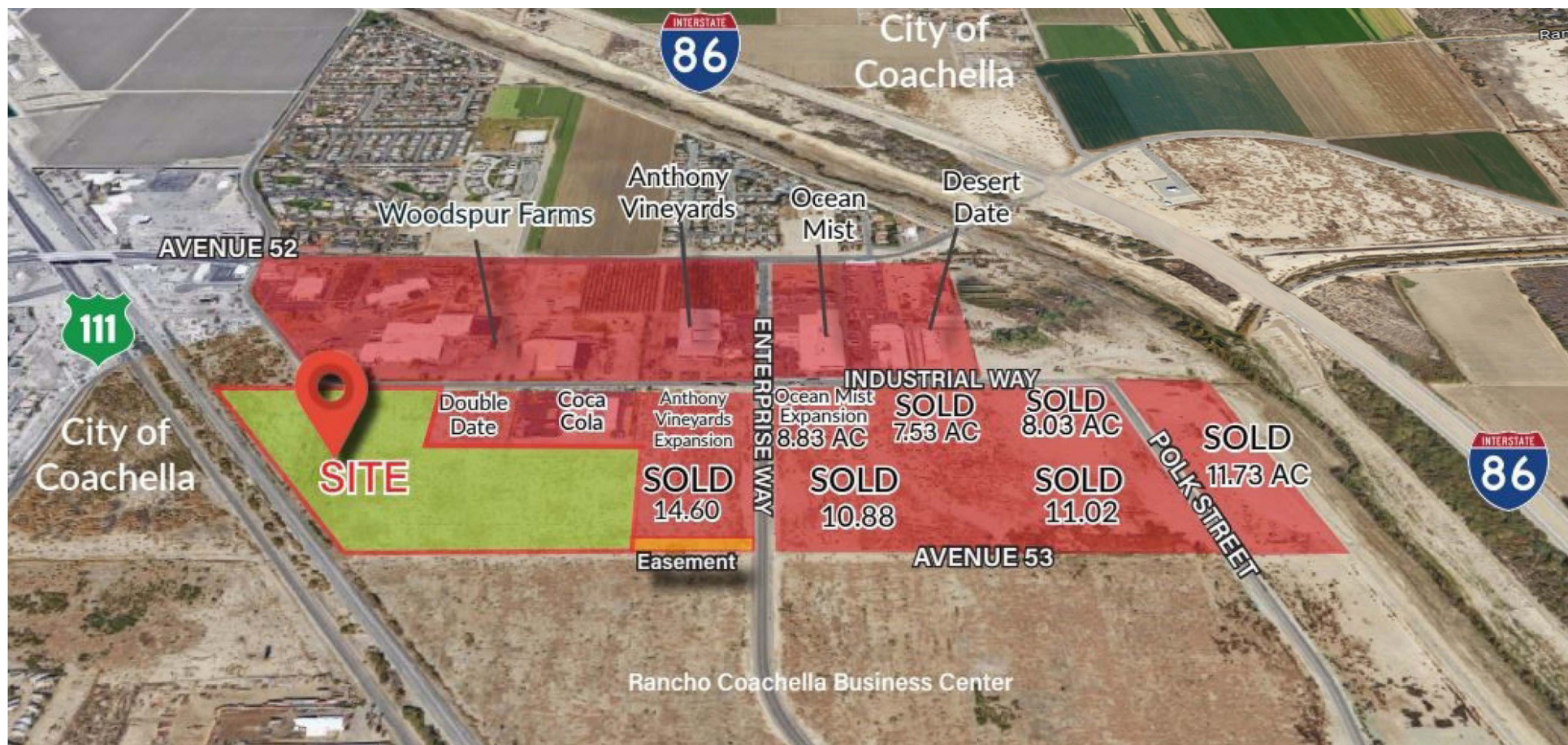


# FOR SALE

## 31.65 ACRES INDUSTRIAL LAND

Industrial Way Coachella, CA 92236



**Brian Ward**  
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**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

# FOR SALE

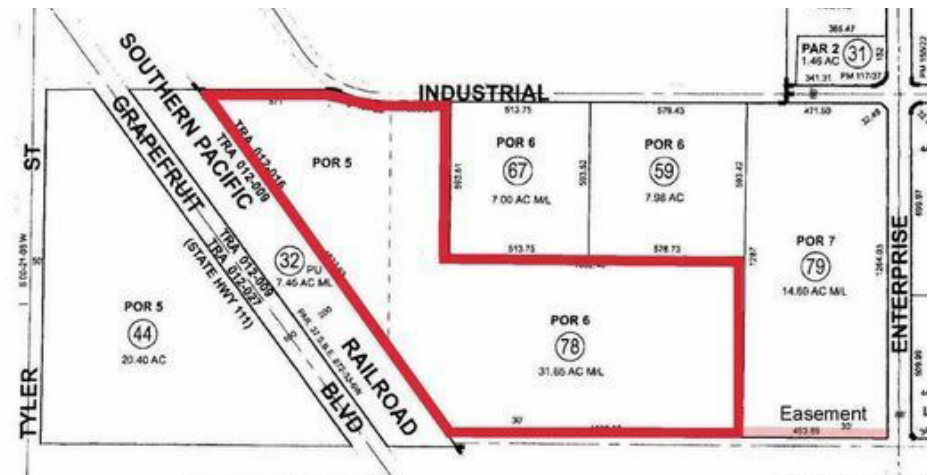
## 31.65 ACRES INDUSTRIAL LAND

Industrial Way Coachella, CA 92236



### PROPERTY HIGHLIGHTS

- Fully improved industrial parcel with streets, sewer, water, gas, and electricity (Buyer to verify capacity and connections).
- Zoned MH – Manufacturing Heavy, offering a very wide range of industrial uses and Cannabis is additionally allowed.
- Near Expressway 86 and the Interstate 10 Freeway offering distribution throughout Southern California and the greater Southwest and beyond.
- Adjacent to Union Pacific rail line as well as in the Opportunity Zone, allowing the possibility for attractive tax benefits.
- Nearby distribution neighbors include Coca Cola Distribution, Ocean Mist, Anthony Vineyards, Ernie Ball Guitars, Woodspur Farms, Double Date Packing, Fulton Distribution and others.
- **ASKING PRICE: \$4,136,000 (\$3/SF)**



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