

# 1,500 SF INDUSTRIAL SUITE FOR LEASE

## RANCHO COACHELLA BUSINESS PARK



86695 Avenue 54, Suite I, Coachella, CA 92236  
Grapefruit Blvd & Avenue 54

**For Lease: \$1.25/SF**  
**Mod. Gross**



### SPACE AVAILABLE:

Suite I: 1,500 SF \$1.25/SF Mod. Gross

### PROPERTY FEATURES:

- Reception Area
- (2) Private Offices
- Private Restroom
- Warehouse w/a 12'x10' Roll-Up Door
- New Plank Flooring
- Easy Access to Major Roadways

**CONTACT US TODAY TO SCHEDULE A TOUR!**



www.baxleyproperties.com  
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DISCLAIMER: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

9/15/2025

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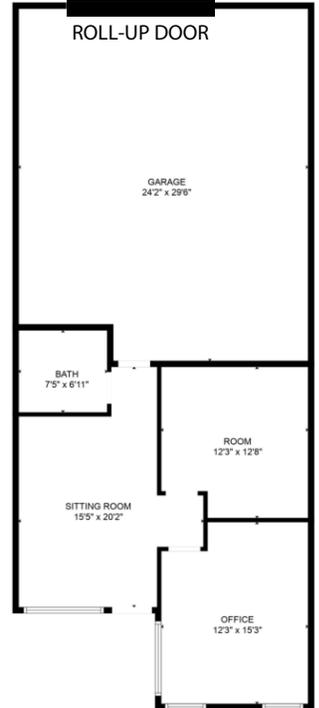
## PROPERTY FEATURES:

- Reception Area
- (2) Private Offices
- Private Restroom
- Warehouse Space w/a 12'x10'
- New Plank Flooring
- Easy Access to Major Roadways
- Ideal for light industrial, service, and professional users

Great location in Coachella, CA with easy access to major roadways serving the Coachella Valley.

**RANCHO COACHELLA  
BUSINESS PARK  
SUITE: I  
SIZE: 1,500 SF  
PRICE: \$1.25/SF MG**

## FLOOR PLAN



## INTERIOR PHOTOS



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