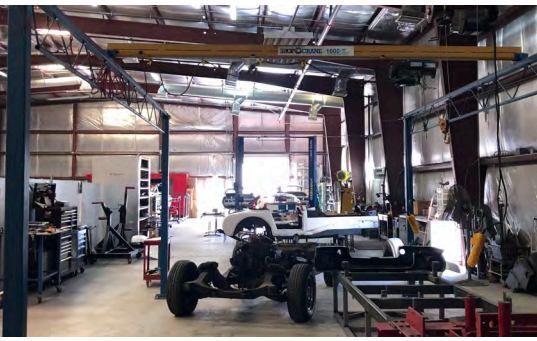


OFFERING 3 OF 5 BUILDINGS LOCATED IN PALM SPRINGS



FOR LEASE/ SALE

**3455**  
N. INDIAN CANYON DRIVE | PALM SPRINGS

WAREHOUSE 15,266 SF  
BUILDING B



TOTAL OF THREE  
(3) BUILDINGS  
AVAILABLE



CLOSE PROXIMITY  
TO I-10 & HWY 111



2.9 ACRES OF  
LAND



AMPLE PARKING  
SPACE

FOR MORE INFORMATION PLEASE CONTACT:

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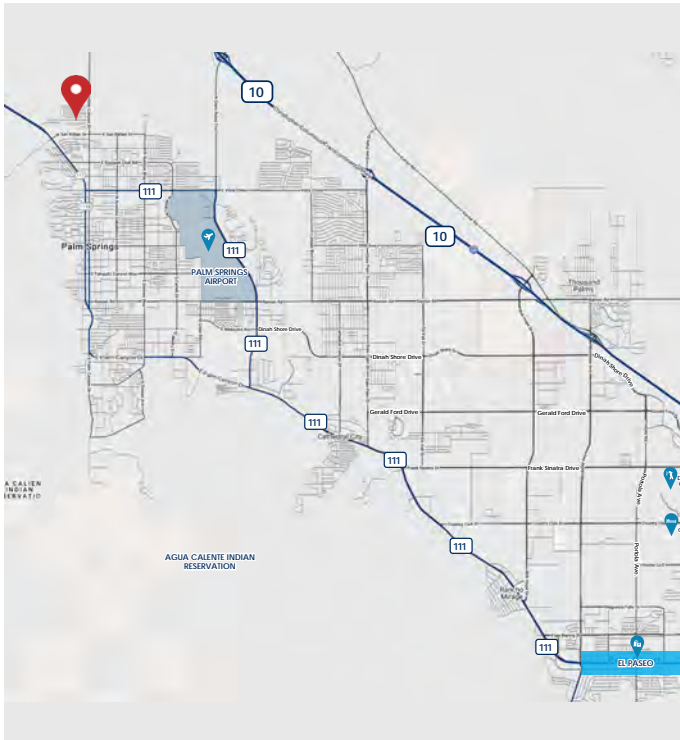
FOR LEASE/ SALE

**3455**  
N. INDIAN CANYON DRIVE | PALM SPRINGS

E. SAN RAFAEL DR.

N. INDIAN CANYON

Google



#### PROPERTY DESCRIPTION:

3455 N. Indian Canyon is a well located property with easy access to both the I-10 and Hwy 111. The offering is 3 of the 5 buildings available in the Valley over 10,000 SF. The property is over-parked and has secure yard space, rarely found in the Valley. This is the first time these buildings have been available separately. It is an outstanding opportunity.

The offering also includes a well appointed 1,500 sq. ft free standing office building, on a corner location. Both the front industrial building and the office building offer any user excellent naming rights. The property is Zoned both CM and M1, this provides the ability for numerous uses, from warehousing to manufacturing.

#### PROPERTY HIGHLIGHTS:

- Building B / Warehouse 15,266 SF / Office 1,380 SF
- Tenancy: Multi
- Drive Ins: 1 total
- Building Height: 18'
- Over 2.9 Acres of Land
- ADT 18,270 SF on Indian Canyon Drive
- Unobstructed exposure/visibility on North Indian Canyon Drive

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