

PRICE REDUCED TO \$4,699,000—MOTIVATED SELLER



FOR SALE

3455

BUSINESS PARK

N. INDIAN CANYON DRIVE | PALM SPRINGS



**TOTAL OF FOUR
(4) BUILDINGS
AVAILABLE**



**CLOSE PROXIMITY
TO I-10 & HWY 111**



**2.9 ACRES OF
LAND**



**AMPLE PARKING
SPACE**

FOR MORE INFORMATION PLEASE CONTACT:

KEN HULBERT | EXECUTIVE VICE PRESIDENT

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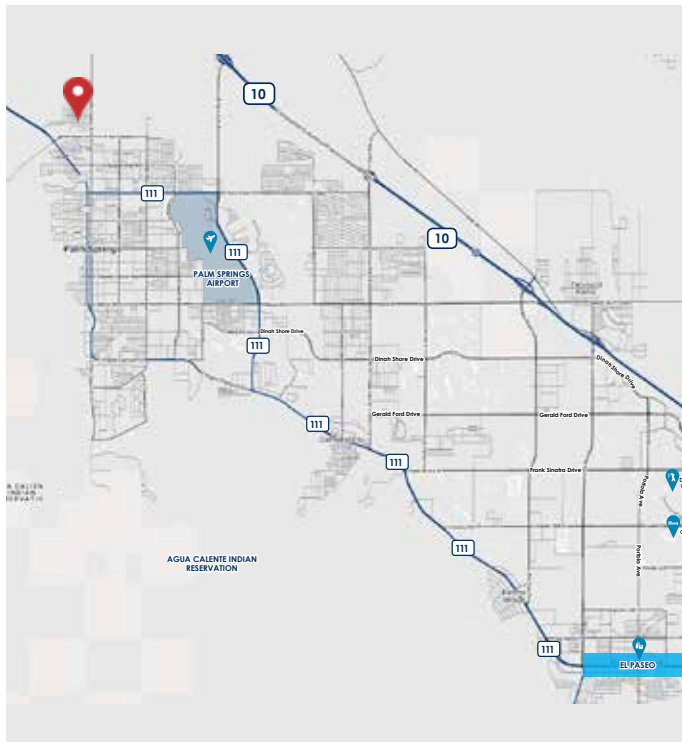
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FOR SALE

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N. INDIAN CANYON DRIVE | PALM SPRINGS



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 of four (4) 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 A / Office 1,500 SF
- Building B / Warehouse 13,866 SF / Office 1,380 SF
- Building C / Warehouse 10,950 SF / Office 250 SF
- Building D / Warehouse 15,000 SF
- Over 2.9 Acres of Land
- ADT 18,270 SF on Indian Canyon Drive
- Unobstructed exposure/visibility on North Indian Canyon Drive
- **Sale Price: \$4,699,000**

3455 N Indian Canyon Dr - A

- Amps: 400
- Front building has 2 GL doors
- New roof
- SWAMP coolers
- Ample parking

3455 N Indian Canyon Dr - B

- Tenancy: Multi
- Drive Ins: 1 total
- Building Height: 22'

3455 N Indian Canyon Dr - C

- Tenancy Single
- Drive Ins: 2 tot./12'w x 14'h
- Construction: Metal
- Building Height: 22'

3455 N Indian Canyon Dr - D

- RBA: 15,000 SF
- Land Acres: 0.83 AC
- Parking: Ratio of 0.00/1,000 SF
- Features: 24 Hour Access, Cooler, Fenced Lot, Yard

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