DESERT BUSINESS PARK

38698A EI Viento Road Suite C | Palm Desert, CA 92211





Features

- 19,800 SF building
- Suite C: 10,000 square feet Build to Suit

Excellent location for distribution warehouse business. Located within IID Power and is adjacent to Second Amendment Sports.

Includes one (1) 14' Roll Up Door

For more information:

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IFC California Corporation 77885 Las Montanas Road, Suite A Palm Desert, CA 92211 Tel. 760-200-0029 Fax. 760-200-0226

Desert Business Park

Desert Business Park is the premier Office and Industrial Park located within the Coachella Valley. Centrally located in the midvalley off Interstate 10 and Washington Street, Desert Business Park is home to national and regional tenants such as Dal-Tile, Lamar Outdoor Advertising, Golden State Overnight and County of Riverside. Take advantage of low cost IID power.

Investco is the primary developer for the 80 acre office and industrial park known as Desert Business Park. As a landlord, Investco is committed to providing excellent service to tenant's through on-site management and CC&R's that ensure a lasting quality environment. Investco has a local presence with on-site leasing and project management staff operating since 1999. To date, Investco has built over 420,000 square-feet of office and industrial product in the park. At completion, the park will total over 875,000 square feet.

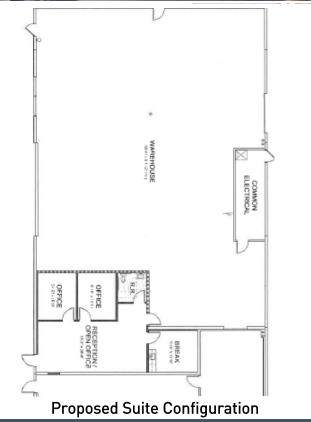
DESERT BUSINESS PARK

38698A El Viento Road Suite C | Palm Desert, CA 92211





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Building Information

Sub-Market Year Built **Parking Ratio Building SF**

Palm Desert 2006 2.7 per 1,000 19,800

Suite Information Size

Suite C

Up To 10,000 SF

Industrial/Warehouse/Storage/Office Immediately Date Available Excellent Suite Condition \$0.80 **Rental Rate Modified Gross Rent Basis** Negotiable Lease Term (1) 10' x 14' Per Suite Roll Up Doors 120/208 3 Phase Imperial Irrigation District - IID DSL to Building

Data

Power

Use

Notes

Excellent location for distribution warehouse business. Located within IID Power and is adjacent to Second Amendment Sports.

Area Amenities

Within a short drive to casual dining, shopping, health clubs, banks, hotels and the Palm Springs International Airport. Prime location along the Coachella Valley I-10 retail corridor.

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