

DESERT BUSINESS PARK

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

Investco 



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

Desert Business Park

Desert Business Park is the premier Office and Industrial Park located within the Coachella Valley. Centrally located in the mid-valley 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.

For more information:

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Proposed Suite Configuration

Building Information

Sub-Market	Palm Desert
Year Built	2006
Parking Ratio	2.7 per 1,000
Building SF	19,800

Suite Information

Size	Suite C	Up To 10,000 SF
Use	Industrial/Warehouse/Storage/Office	
Date Available	Immediately	
Suite Condition	Excellent	
Rental Rate	\$0.80	
Rent Basis	Modified Gross	
Lease Term	Negotiable	
Roll Up Doors	(1) 10' x 14' Per Suite	
Power	120/208 3 Phase	
Data	Imperial Irrigation District - IID DSL to Building	

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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