

7,000 SF INDUSTRIAL BUILDING FOR LEASE



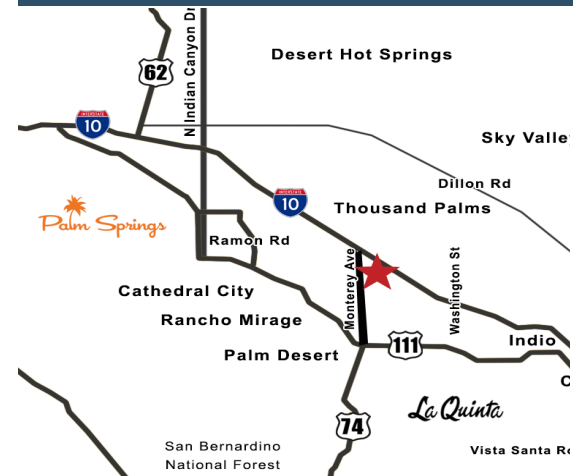
73-605 DINAH SHORE DR, UNIT 700G

FEATURES

- Office area includes Reception, Two Offices and Office Restroom. Warehouse includes (2) 12x14 roll-up doors, warehouse restroom, supply room
- Well designed Industrial Flex Building and fenced yard
- Excellent mid-valley location in the Dinah Shore Crossings Business Park along the Dinah Shore Drive Corridor between Monterey Ave & Portola Ave in Palm Desert
- Well maintained business park
- Nearly new construction, built in 2006

LEASE RATE: \$0.85/SF NNN

COACHELLA VALLEY



VICINITY MAP



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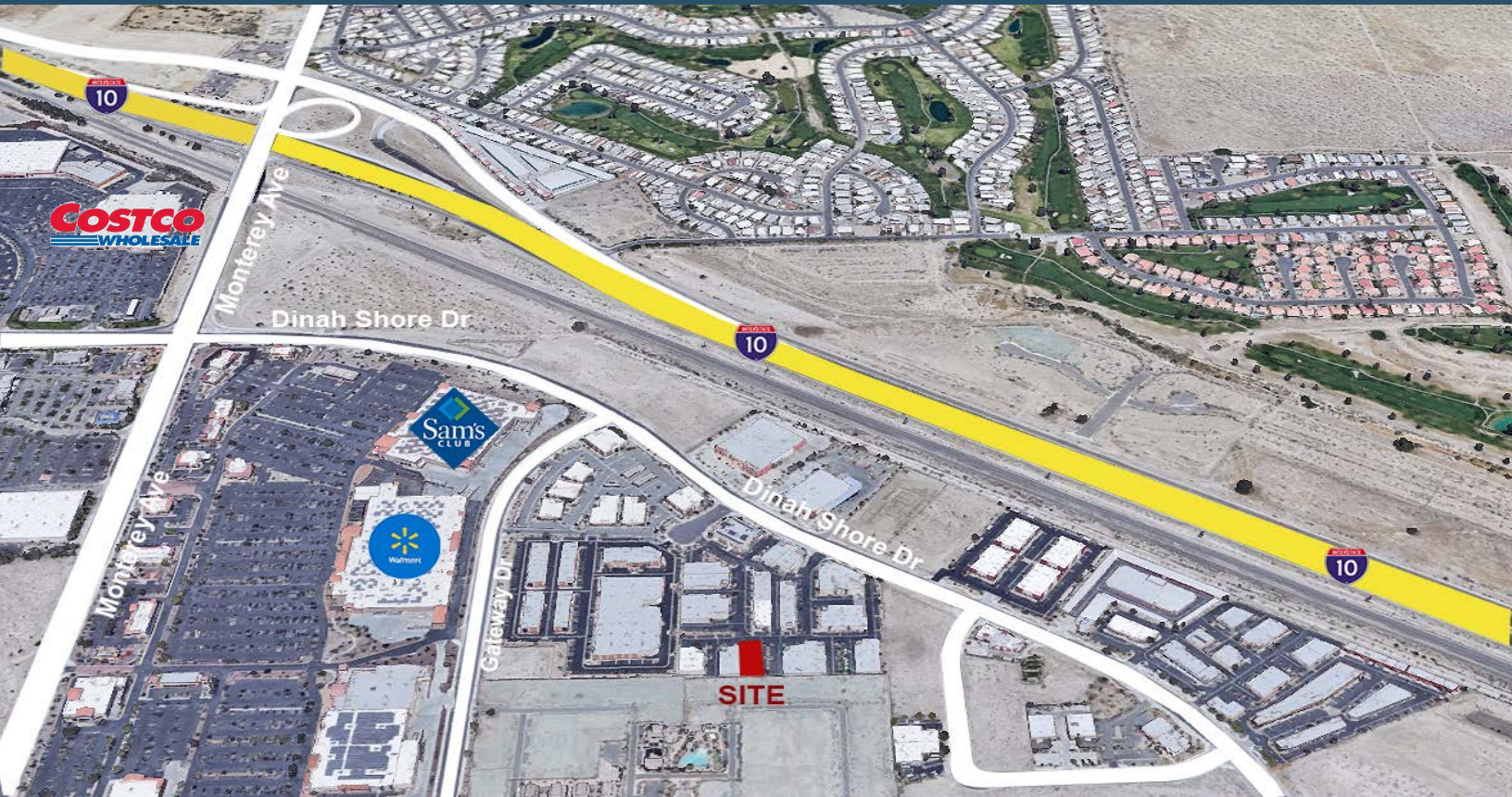


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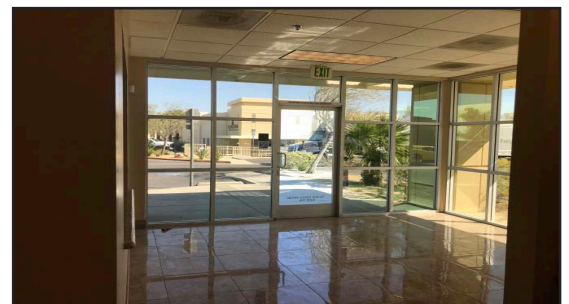
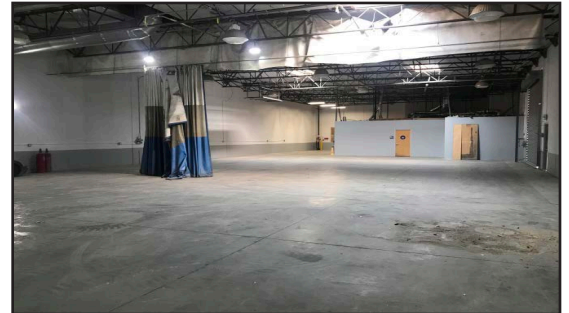
Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



SITE AMENITIES

- **Location:** Conveniently located just off Interstate 10 at the Monterey Ave exit on Dinah Shore Dr, between Monterey and Portola Ave, in Palm Desert, CA
- **APN:** 694-240-028
- **Building Size:** 7,000 SF
- **Zoning:** S-1 (Service Industrial)
- **General Plan:** I-BP (Industrial Business Park)
- **NNN:** \$0.22/SF
- **Lease Term:** Minimum 3 years
- **Year Built:** 2006
- **Doors:** Two 12'x14' roll-up doors
- **Frame:** Concrete Tilt Up
- **Electrical:** 3 phase wiring, 30 AMP, 600 Volt
- **Warehouse:** 16' clear height

BUILDING INTERIORS



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.