

PRIME INDUSTRIAL FLEX SPACE FOR LEASE

77-825 WILDCAT DRIVE, PALM DESERT, CA 92211



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PROPERTY OVERVIEW

INDUSTRIAL SPACE FOR LEASE
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PROPERTY INFORMATION

Building Size:	±4,429 SF
Lot Size:	0.28 AC
Year Built:	1997
Sprinkler System:	ESFR
Power Supply:	3 Phase Power
Construction:	Masonry
Zoning:	M-SC, Manufacturing Service Commercial
Clear Height:	14'

Well-maintained ±4,429 SF flex/light industrial building available for lease in Palm Desert's established industrial district. Built in 1997, the property features 14' clear height, two grade-level roll-up doors, ESFR sprinklers, and 3-phase power, making it ideal for light manufacturing,

warehouse, contractor, service industrial, or distribution users. The single-tenant building offers excellent vehicle access and a central Coachella Valley location with convenient connectivity to Interstate 10 and surrounding business markets.

Rare Industrial space under 5,000 SF with small yard area. Available now for lease, space has entrance/waiting area, Five (5) private offices, two (2) restrooms, two (2) roll up doors and fenced yard area approximately 1,100 SF. Some office area can be removed to create more warehouse space if needed.

- Central Air Conditioning
- Private Restrooms
- Yard
- Stand Alone Industrial
- 2 Drive Ins
- Partitioned Offices
- Drop Ceilings
- Conference Rooms



FLOOR PLAN

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Suite Size:	±4,429 SF
Rate:	\$1.55/SF, Modified Gross
Space Use:	Flex, Office and Warehouse
Build-Out:	Full Build-Out
Available:	July 1, 2026

PHOTOS

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AERIAL MAP

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DEMOGRAPHICS	1-mile	5-mile	10-mile
2025 Population	6,689	133,421	354,223
2025 Households	3,234	57,623	139,694
Median Household Income	\$83,675	\$91,007	\$87,222
*ADT=Average Daily Traffic			



YOUR ADVISOR



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