

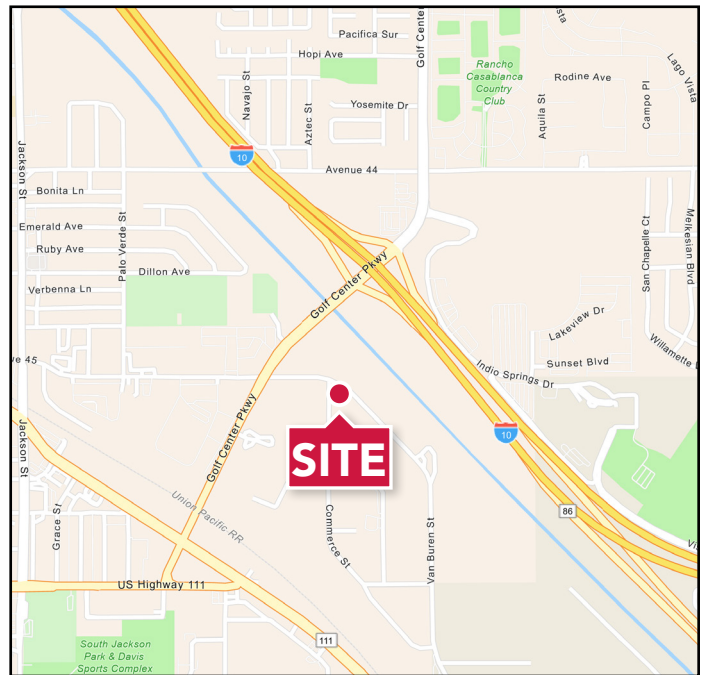
FOR SALE: INDIO INDUSTRIAL PARK INVESTMENT ±20,565 SF FREESTANDING MULTI-TENANT BLDG

45116 Commerce Street, Indio, CA 92201 | Riverside County



PROPERTY HIGHLIGHTS:

- Located in the heart of the Indio Industrial Center
- 100% Leased with Strong Rental History
- Valuable Small Space Multi-Tenant with less than 1% Vacancy in Space Size
- Strong Corner Location with Excellent Visibility, Quick Access to I-10
- Excellent Condition, Well Maintained and Managed
- Located in Low Cost Power District
- In Place, Care Free Management



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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SUMMARY

The Commerce Street Business Park is a multi-tenant light industrial building located near the intersection of Highway 10 and Golf Center Parkway in Indio, California Riverside County. Indio is the largest city in the Coachella Valley and is about 15 miles southeasterly of Palm Springs. The population of Indio is more than 93,000 and is the fastest growing city in Riverside County's Indio experience robust demand for housing with a medium price of \$545,000 and top choice for families & buyers seeking newer construction.

Indio is the home of 8 major festivals. It is also an agricultural region. With year-round crops that include dates, citrus, grapes, and vegetables.

Offered for sale is 20,565 square feet of multi-tenant light industrial space in one building. Existing tenants include a cabinet shop, some automotive services, auto restoration, contractors and a worship center. There are 11 tenants in the building. The building has roof access.

VITAL METRICS

PROPERTY HIGHLIGHTS

APN:	611-391-034
BUILDING SIZE:	±20,565
YEAR BUILT:	1987
LAND AREA:	±1.23 AC
CONSTRUCTION TYPE:	Reinforced Precast Waffle-Crete
ROOF:	Foam Coated Roof
PARKING LOT:	Slurried & Striped in 2024
LANDSCAPING:	New Landscaping in 2023
ZONING:	Industrial Park

INVESTMENT HIGHLIGHTS

TENANTS:	11
LEASE TYPE:	NNN
OCCUPANCY:	100%
AVERAGE OCCUPANCY:	5.2 Years
MONTHLY GROSS:	\$28,900
ANNUAL RENT INC.:	Yes
NOI:	\$250,520
CAP RATE:	6.2%
OPTIONS:	Yes



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PROPERTY AERIAL



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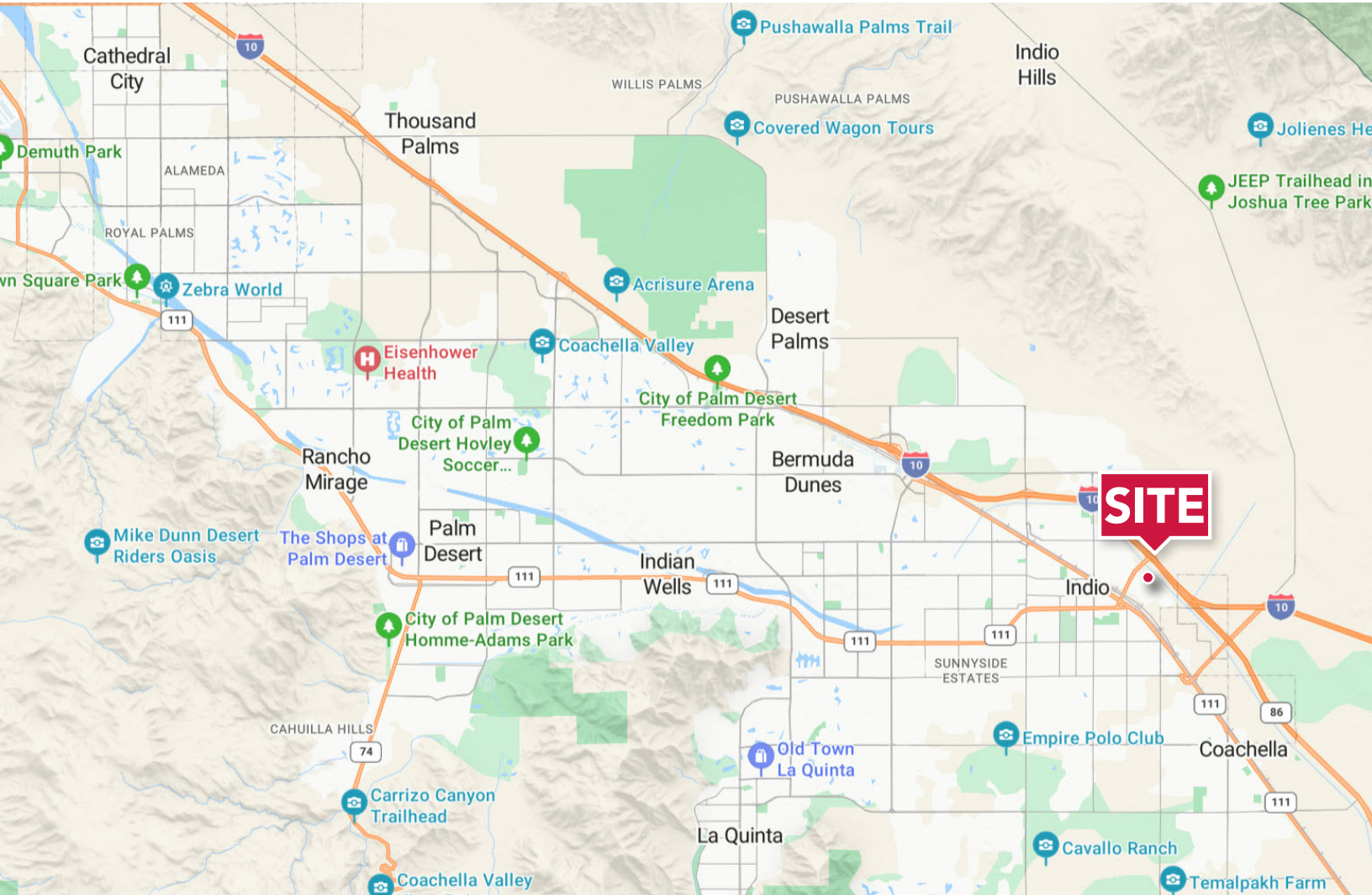
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LOCATION MAP



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