

WAREHOUSE & COLD STORAGE ON 2.88 ACRES

TWO BUILDINGS TOTALING 37,456 SF | INDIO, CA

OPPORTUNITY
ZONE



82219 MARKET STREET & 82025 AVENUE 44, INDIO, CA 92201

FEATURES

- Approx. 37,456 SF warehouse, cold storage, and packing facility on 2.88 acres
- Convenient location just $\frac{3}{4}$ mile from I-10 freeway
- Property includes two buildings: a 22,856 SF cold storage facility, and a 14,600 SF packing facility and office
- Cold storage facility includes office, packing area, electrical canopy, loading dock, three roll-up doors, and cold storage room
- Packing facility includes office, three restrooms, warehouse, and 6 dock-high roll-up doors
- Join Caliber Collision, Signature Party Rentals, Forager, and more!
- In the federally qualified Opportunity Zone
- Great for owner-user or investment purposes

PRICE: \$4,200,000 (\$112/SF)

COACHELLA VALLEY



VICINITY MAP

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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SITE AMENITIES & AERIAL

82219 MARKET ST & 82025 AVE 44, INDIO



SITE AMENITIES

- **Zoning:** IH (Heavy Industrial) - [Click to view](#)
- **General Plan:** Workplace Employment - [Click to view](#)
- **APNs:** 611-025-028 (1.51 AC - 82219 Market St), 610-121-013 (1.37 AC - 82025 Ave 44)
- **Total Parcel Size:** 2.88 AC
- **Total Building Size:** Approx. 37,456 SF*
- **Year Built:** 82219 Market St: 1955
82025 Ave 44: 1960
- **Utilities:** Domestic Water: On Site
Sewer: On Site
Electrical: 82219 Market St has 3 metered services:
200A 240/120V 2PH 3W Service ; 400A 240V 3PH 3W Service; 800A 480/277V 3PH 4W Service.
82025 Avenue 44 has 2 metered services:
100A 240/120V 2PH 3W Service; 600A 240/120V 3PH 4W Service
- **Airport Land Use Compatibility Zone:** [Zone D - Click to view](#)
- **Flood Zone:** 500 Year
- **Other Terms:** A portion of the property between the buildings and the railroad tracks is leased from the railroad. Lease rate is \$2,832 per month with 3% annual increases.
- **Comments:** This property offers an exceptional investment and owner-user opportunity in a prime industrial corridor. Well maintained warehouse/packing facility located in the City of Indio. The City of Indio is the fastest growing city in the Coachella Valley. 82219 Market Street electrical upgraded in 1999. Outside condenser units inside wrought iron fence were installed in 2006 and only operated 30-35 days per year.

***Disclaimer:** We cannot guarantee the accuracy or square footage, lot size or other information concerning the condition or features of property provided by the Seller or obtained from public records or other sources. The Buyer is advised to independently verify the accuracy of all information through personal and professional inspections.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population	18,148	100,279	173,375
No. of Households	5,033	31,798	58,863
Avg. Household Income	\$59,191	\$83,448	\$92,722

WHAT IS AN OPPORTUNITY ZONE?

Why is investing in an Opportunity Zone better than a 1031 Exchange?

Temporary Deferral: Similar to a 1031 Exchange.

Step-up in Basis: After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

Permanent Exclusion: After 10 years the capital gains are permanently excluded from taxable income.

For More Information Please Visit:

www.DesertPacificProperties.com/OpportunityZone

760-360-8200 | DesertPacificProperties.com | 44-267 Monterey Avenue, Suite A, Palm Desert, CA 92260

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.

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PROPERTY PHOTOS

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