

# .95 ACRE INDUSTRIAL LOT

## DINAH SHORE DRIVE, PALM DESERT



### NWC DINAH SHORE DRIVE & SPYDER CIRCLE, PALM DESERT

#### FEATURES

- Great central valley location on the Dinah Shore Drive industrial corridor in Palm Desert
- Easy access to Interstate 10 at Monterey Ave. and Cook St.
- Prominent corner lot with 280 ft of frontage on Dinah Shore
- Join other Dinah Shore businesses such as Carmax, Bedrosians Tile & Stone, Garage Town USA, and Eisenhower Medical
- Just one-half mile from the major Monterey Ave. retail corridor, with retailers like Walmart, Sam's Club, Costco, Kohl's, Starbucks, Chick-fil-a, and more
- Flexible zoning allows for a wide variety of uses such as medical laboratories, professional offices, vehicle storage, warehousing, storage facilities, etc.

**PRICE: \$774,000 (\$18.70/SF)**

#### VICINITY MAP



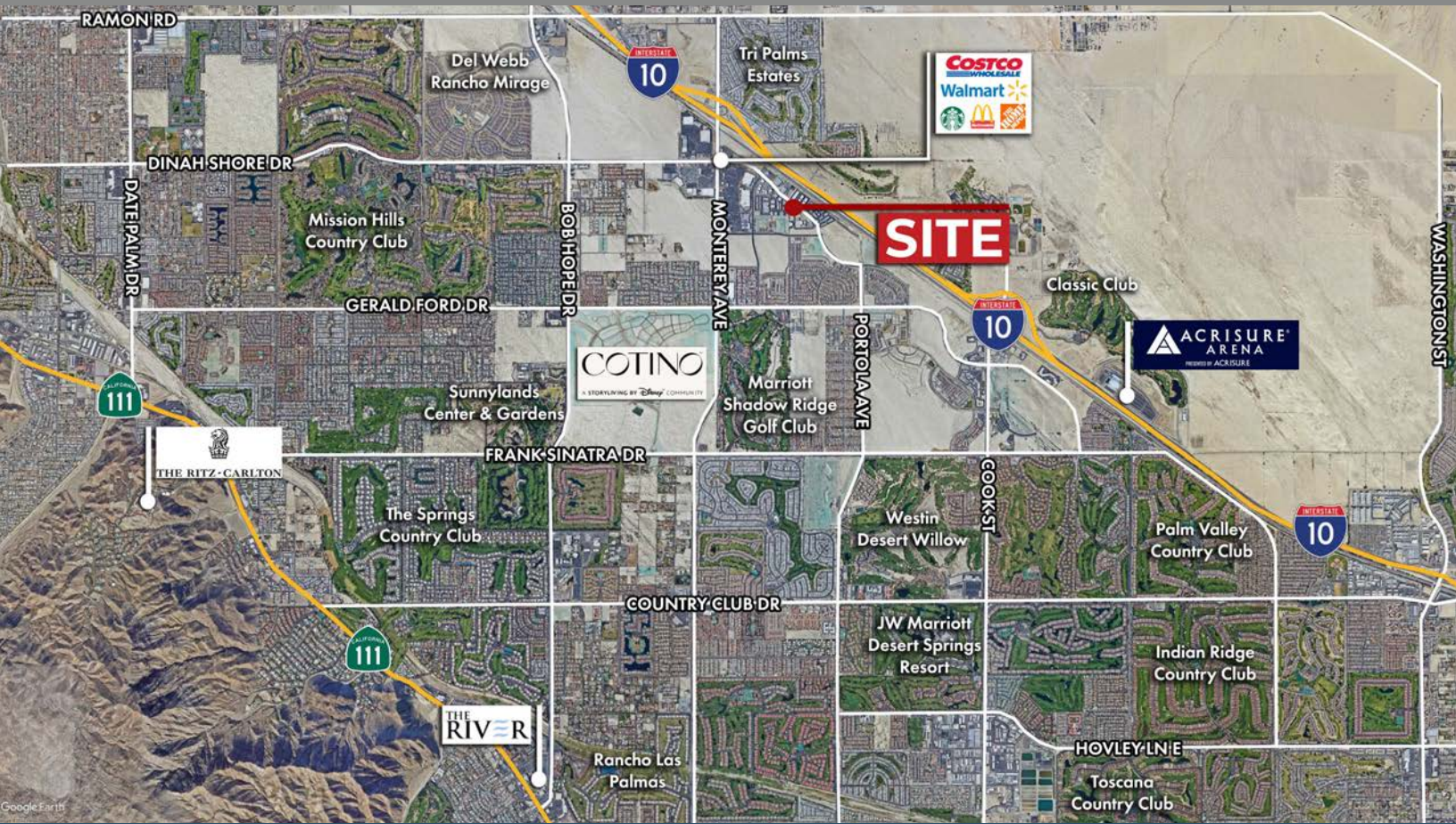
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# .95 AC INDUSTRIAL LOT, PALM DESERT AERIAL & SITE AMENITIES



## SITE AMENITIES

- **Location:** Property is located at the northwest corner of Dinah Shore Drive and Spyder Circle in Palm Desert, CA.
- **APN:** 694-240-020
- **Parcel Size (According to County Assessor's Information):** 0.95 Acres (41,382 SF)
- **Zoning:** [SI \(Service Industrial\)](#)
- **General Plan:** Employment
- **Water:** 18" water line in Dinah Shore Dr.
- **Sewer:** 8" sewer line in Dinah Shore Dr.
- **Comments:** The property is strategically positioned along a prominent industrial corridor, offering a prime location with exceptional connectivity. It provides seamless access to all major cities within the valley, making it an ideal hub for business operations.

## SITE RENDERING\*



\*Rendering includes adjacent parcel. Adjacent parcel also available for sale.

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