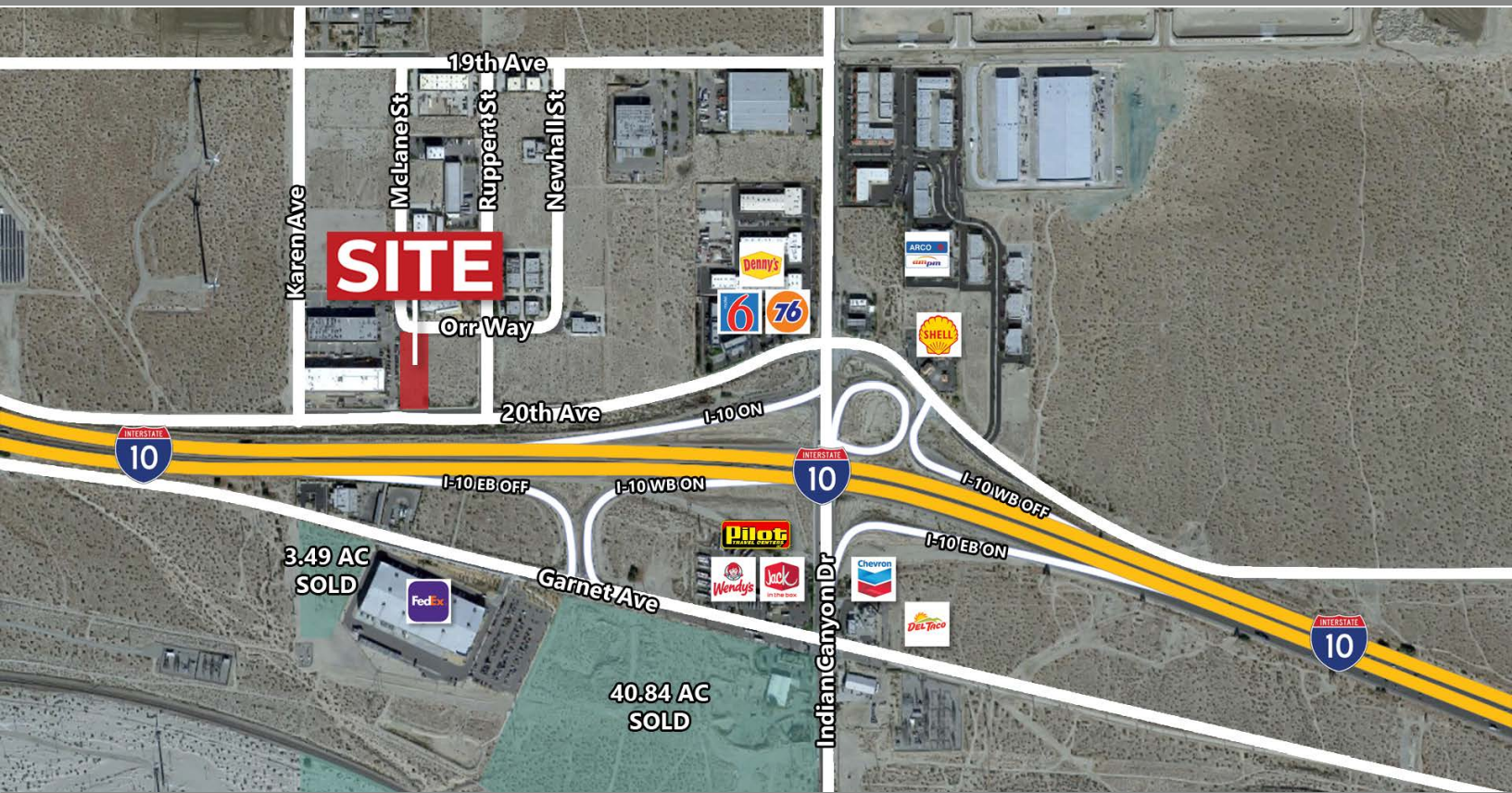


1.56 ACRES INDUSTRIAL LAND

AT THE I-10 & INDIAN CANYON OFFRAMP



20TH AVE, NORTH OF I-10, PALM SPRINGS, CA

FEATURES

- Ideal location for logistics, last-mile distribution/warehouse facility, or freeway commercial
- Industrial zoning allows for a wide variety of uses
- Fully improved lot with curb and sidewalk
- Excellent I-10 Freeway frontage
- First eastbound interchange for the Coachella Valley
- 181,000 average daily traffic - Interstate 10
- Just 6 miles from Palm Springs International Airport

PRICE: \$577,605 (\$8.50/SF)

COACHELLA VALLEY



VICINITY MAP



SUSAN HARVEY

DRE #00957590
susan@dppllc.com
Call: 760.250.8992



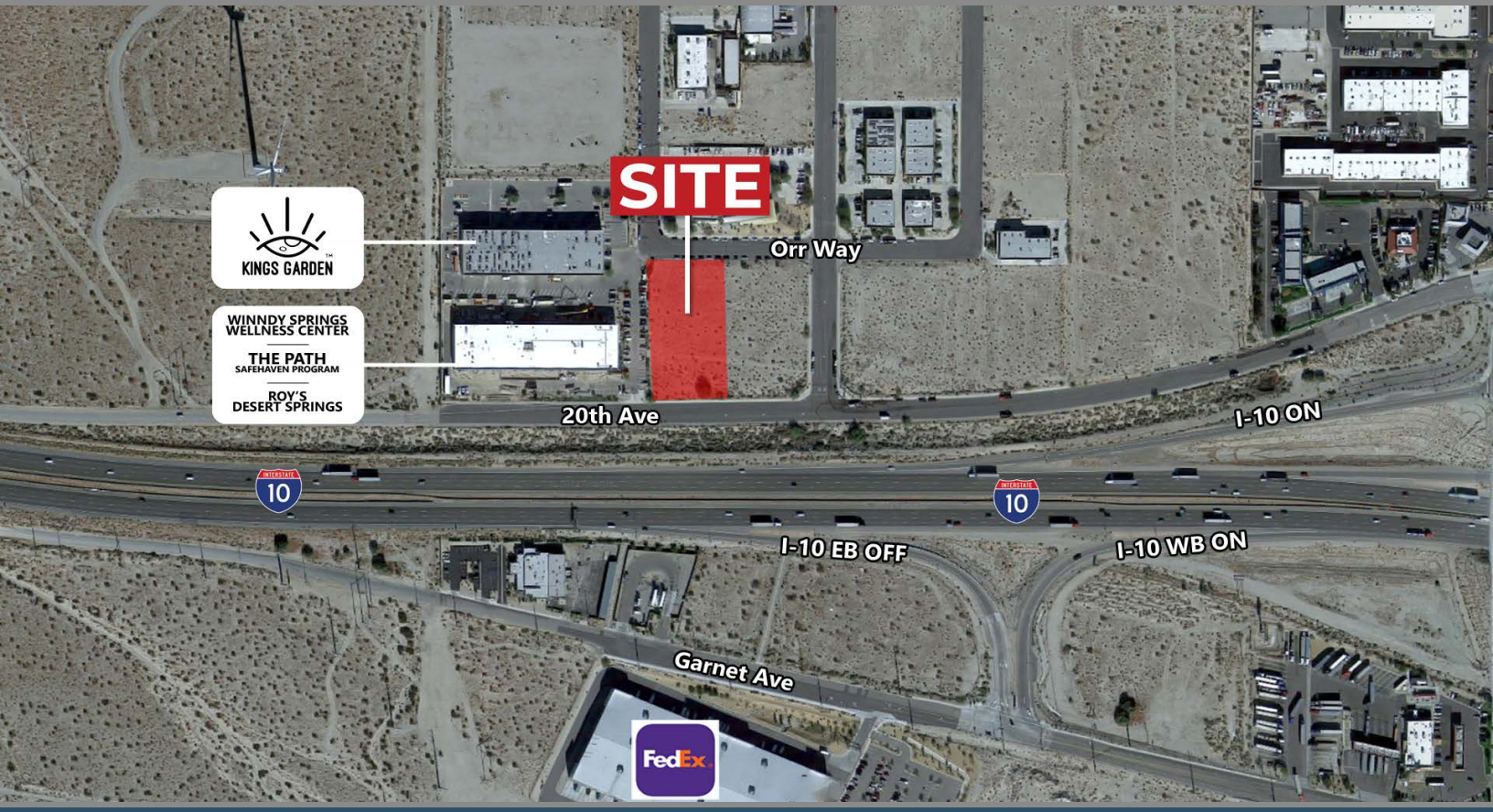
EMILY HARVEY

DRE #02229612
emily@dppllc.com
Call: 760.636.3500

DesertPacificProperties.com 760.360.8200

1.56 ACRES INDUSTRIAL LAND

AT THE I-10 & INDIAN CANYON OFFRAMP



SITE AMENITIES

- **Location:** The property is located on the north of 20th Avenue & I-10 in North Palm Springs, CA
- **Zoning:** M-2 (Manufacturing Zone)
[Click Here for M2 Zoning Ordinance](#)
- **General Plan:** Regional Business Center
[Click for General Plan Land Use](#)
- **APN:** 666-411-003
- **Parcel Size (According to County Assessor's Information):** 1.56 acres
- **Utilities:** Water: 12 inch line in 20th Avenue
- **Flood Zone:** 500 Years
- **Comments:** This is a keenly located property at the very first Interstate 10 off ramp when entering the Coachella Valley from the Los Angeles vicinity. This property has a multitude of possibilities such as Distribution/Warehouse Facility, Freeway Commercial, Equipment Sales, Rental, and Storage.

STREET VIEW



760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. 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.