

INDUSTRIAL/FLEX SUITES

1301 Montalvo Way, Palm Springs, CA 92262

FOR LEASE | \$0.99/SF | NNN



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1301 Montalvo Way is a modern ±46,316 SF multi-tenant industrial building located less than one mile from Palm Springs International Airport. Built in 2004, the property offers excellent functionality with 26' clear height, ten 12' x 12' grade-level doors, wet sprinklers, skylights, and efficient reinforced-concrete construction. Situated on a generous 2.3-acre parcel with parking ratio (2.09/1,000 SF), the site provides exceptional access via Gene Autry Trail and E. Tachevah Drive, placing it within minutes of major transportation routes.

The property's location within the Coachella Valley industrial corridor and proximity to the airport make it ideal for logistics, manufacturing, distribution, or service-industrial users seeking a prime Palm Springs address.

HIGHLIGHTS

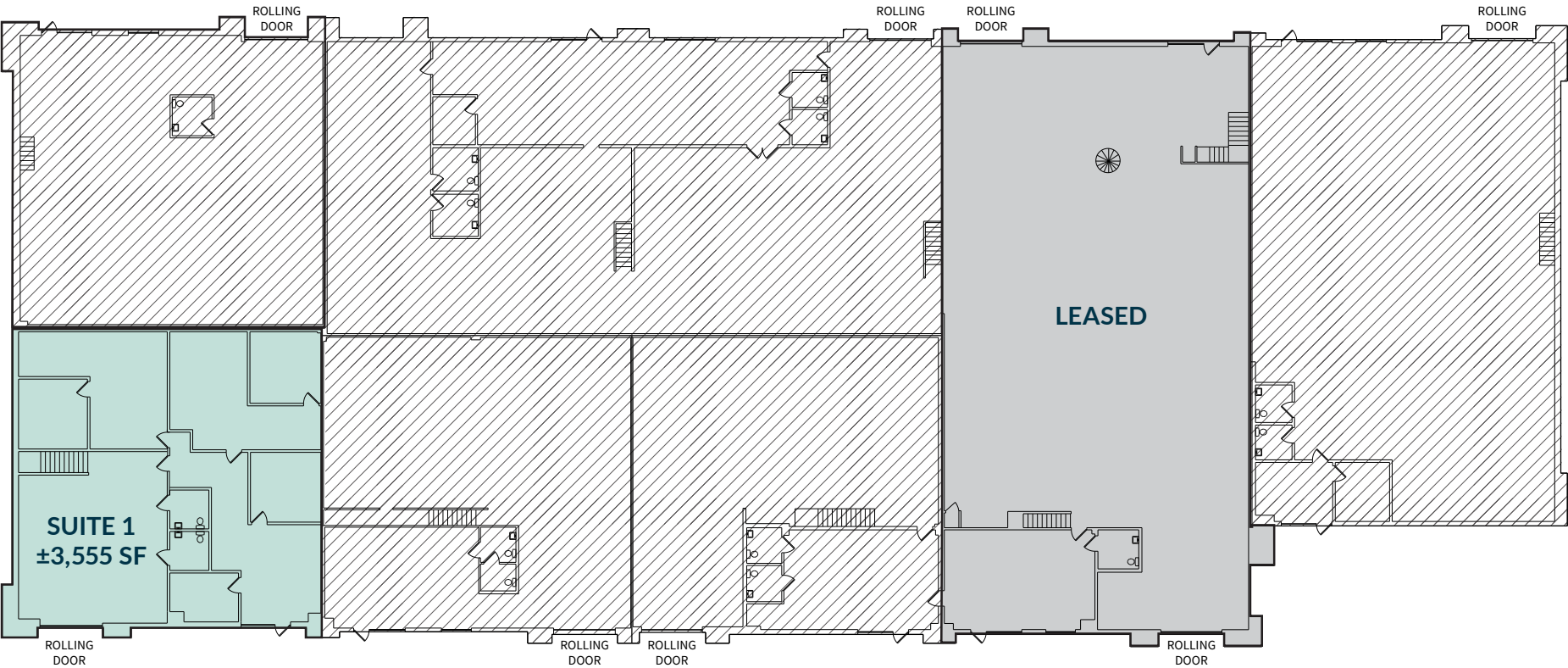
- Skylights providing natural light
- Easy access to Gene Autry Trail, Vista Chino, and I-10

Building Size:	±46,316 SF
Lot Size:	2.3-acre lot
Type:	Multi-tenant industrial building
Built:	2004
Clear Height:	26'
Drive-Ins:	Ten (10) grade-level doors (12' W x 12' H)
Parking Ratio:	2.09/1,000 SF (84 surface spaces)
Zoning:	M-1P



SUITE INFORMATION

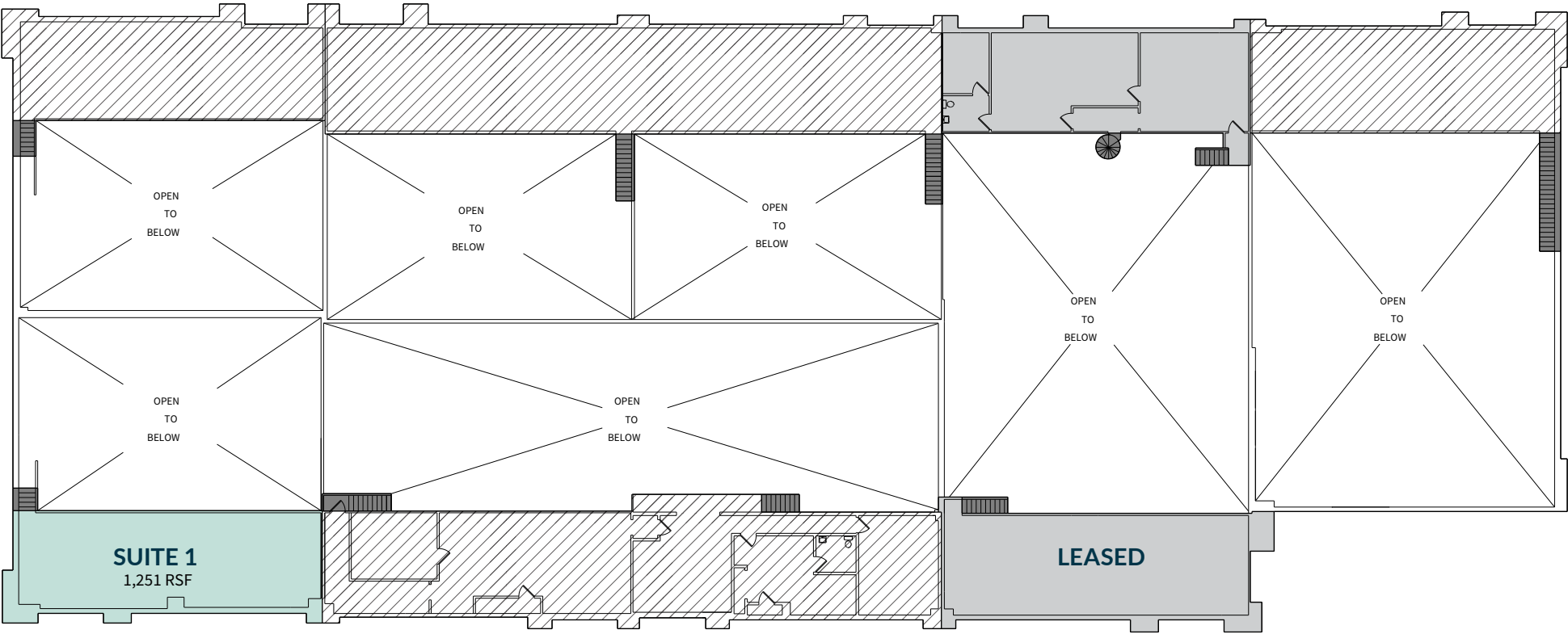
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GROUND FLOOR

SUITE 1	
Rate:	Rate: \$0.99/SF + NNN (\$0.37/SF)
Details:	Flex space with waiting area, 4 offices, work area, 2 restrooms, warehouse area, bonus mezzanine area (1,251 SF)

MEZZANINE

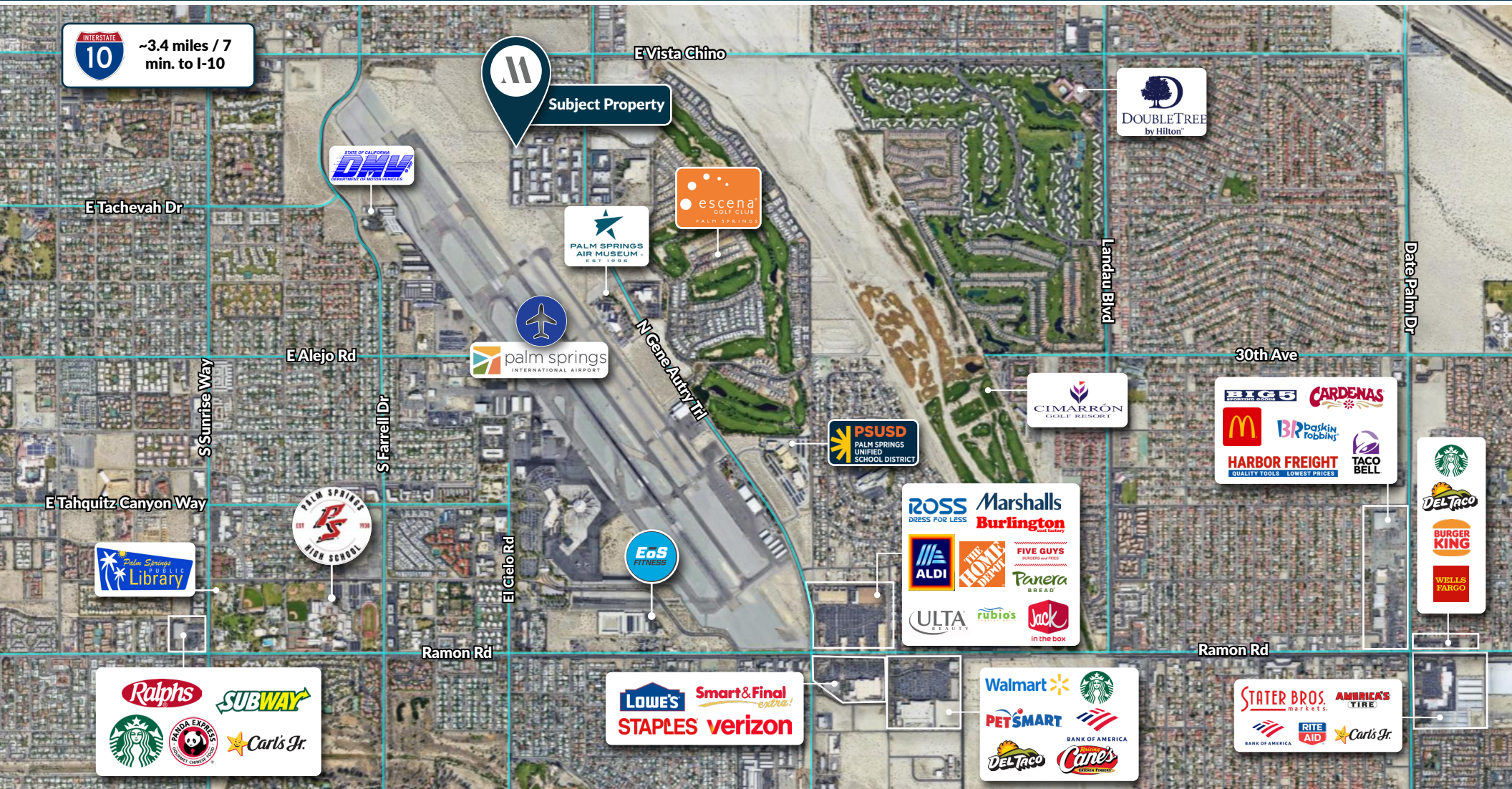




AERIAL MAP | DEMOGRAPHICS

FOR LEASE

1301 Montalvo Way, Palm Springs, CA 92262



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
2025 Population	4,252	73,196	120,896
2025 Households	2,101	33,406	54,545
Median Household Income	\$89,949	\$77,846	\$73,894
Traffic Volume	E Vista Chino and N Gene Autry Trail E: 29,064		

YOUR ADVISORS



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