

# OFFICE SUITE FOR LEASE THOUSAND PALMS BUSINESS PARK



**72-049 PET LAND PLACE, SUITE A (SECOND FLOOR)  
THOUSAND PALMS, CA 92276**

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# PROPERTY HIGHLIGHTS

OFFICE SUITE FOR LEASE | 72-049 PET LAND PLACE, SUITE A  
Thousand Palms Business Park | Thousand Palms, California

- Suite A (2nd Floor) is 1,260 square feet
- Lease Rate of **\$1,400/month**, Modified Gross
- Common area entrance, common area lobby, and stairwell access
- Second floor features break room, three private offices, and one all-gender private restroom.

- Concrete Tilt-up Construction with a Composite Roof
- Zoned M-SC which allows for most Industrial uses
- Freeway accessible. Served by the Bob Hope Drive and Monterey Avenue freeway exits.
- IID Power



Common Area Entrance



Common Area



Stairwell



Kitchen Area



Accounting Office



Development Office 1



Development Office 2



Restroom

# PROPERTY HIGHLIGHTS

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Thousand Palms Business Park | Thousand Palms, California

## CITY OF THOUSAND PALMS

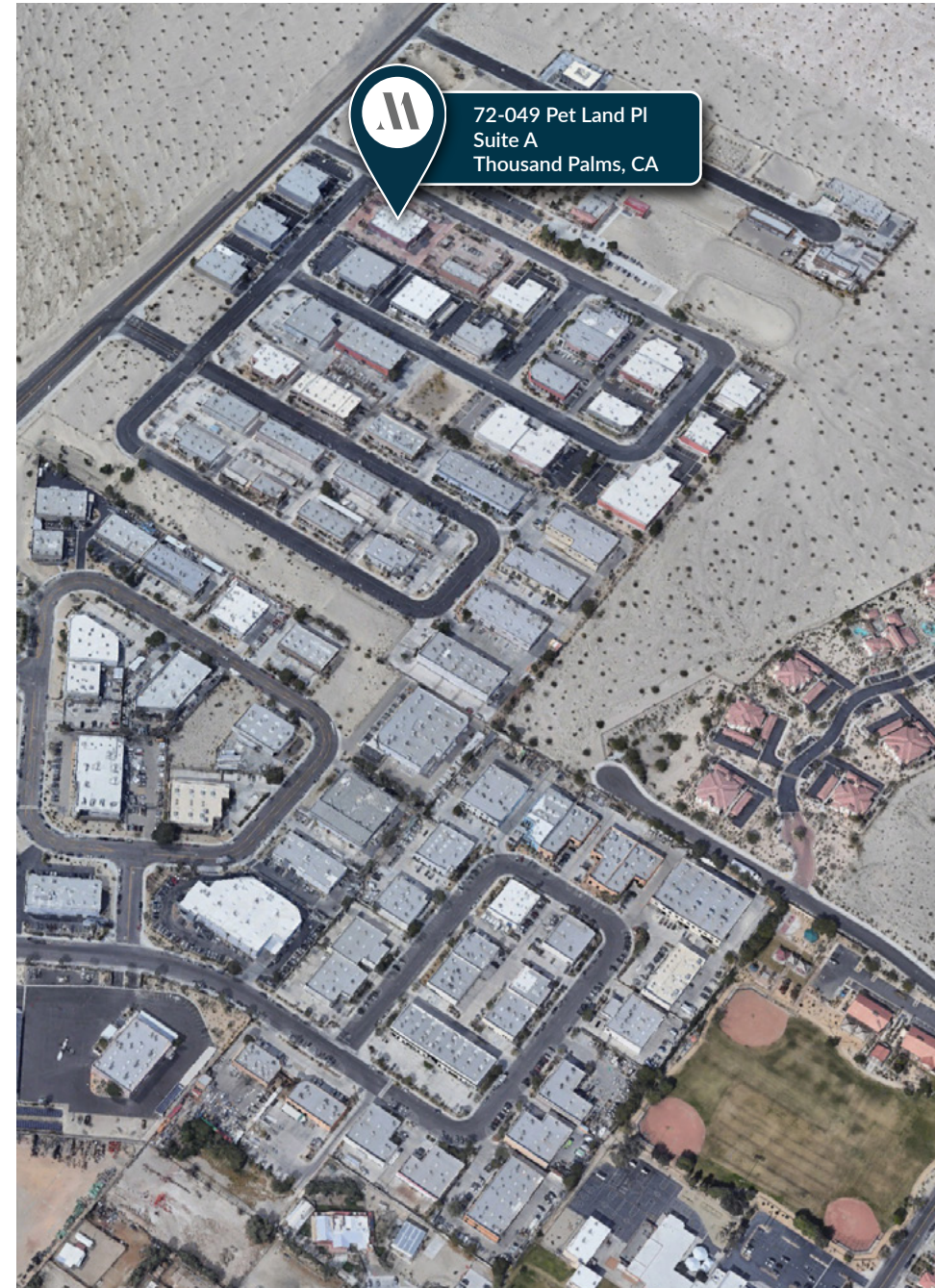
Thousand Palms is an unincorporated city in Riverside County. It lies at the midpoint of the Coachella Valley allowing its businesses to service both ends of the Coachella Valley. The area features two direct access points from the Interstate-10 Freeway. Both Bob Hope Drive and Monterey Avenue can be used to reach Thousand Palms.

Thousand Palms features a new fire station, elementary school, City Park, and numerous restaurants for its residents. It is within close distance of Cathedral City, Palm Desert, and Rancho Mirage.

## ZONING DESCRIPTION

The subject property is directly serviced by the Coachella Valley's newest freeway interchange, Bob Hope Drive. Desert Golf Business Park is directly accessible from this interchange or Monterey Avenue exit. The site is zoned Manufacturing-Service Commercial. The M-SC zoning allows for food, textile, metal, lumber and wood, leather, chemical products, machinery, electrical equipment, services to selected commercial uses, and caretakers' residence.

This is an ideal location for administrative offices with storage use, light manufacturing, and sales and distribution.



# AERIAL MAP

OFFICE SUITE FOR LEASE | 72-049 PET LAND PLACE, SUITE A  
Thousand Palms Business Park | Thousand Palms, California



  
72-049 Pet Land Pl  
Suite A  
Thousand Palms, CA

  
COACHELLA  
VALLEY COMMUNITY CENTER

Della Lindley  
Elementary School

# YOUR ADVISOR



**Noel F. Ramos**  
Partner

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