

**Ideal for Manufacturing, Warehousing, Auto Repair/
Service, Food Users, Art Storage or Specialty Uses
requiring Full Temperature Controlled Facility**

**FULLY
RENOVATED**

**ONLY
\$0.65 PSF NNN!!
LOWEST PRICE
SPACE IN MARKET**

UNIT B

[Click Here 1st Floor Video](#)

360°

**FOR
LEASE**

**+9,500 SF INDUSTRIAL WAREHOUSE
WITH PRIVATE YARD**

3535 N ANZA ROAD, UNIT B
PALM SPRINGS, CA 92262

ROCKY MORAN | Sr. Vice President
951.276.3681
rmoran@leeriverside.com
DRE 01841701

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- ▶ Unit B: $\pm$ 9,500 SF Industrial Warehouse with Private Yard
- ▶ Lease Rate: \$0.65 PSF NNN (with \$0.19 PSF OPEX)
- ▶ 1,500 Amps of Power
- ▶ Full Temperature Controlled Warehouse
- ▶ Ideal for Food Users, with Floor Drains Throughout
- ▶ Flexible Heavy Zoning
- ▶ Ideal for Manufacturing, Warehousing, Distribution, Auto Repair or Auto Service or any Specialty Use requiring HVAC in Warehouse
- ▶ Fully Renovated
- ▶ Corner Location in Highly Image Industrial Development
- ▶ Easy Access to 10 Fwy or Hwy 111
- ▶ 2 Roll Up Doors
- ▶ Fully Sprinklered
- ▶ 16' - 18' Clear Heights Throughout
- ▶ Equipped with High Tech Security System Capabilities
- ▶ Located North of Downtown Palm Springs just West of Indian Canyon Drive in the Industrial Area

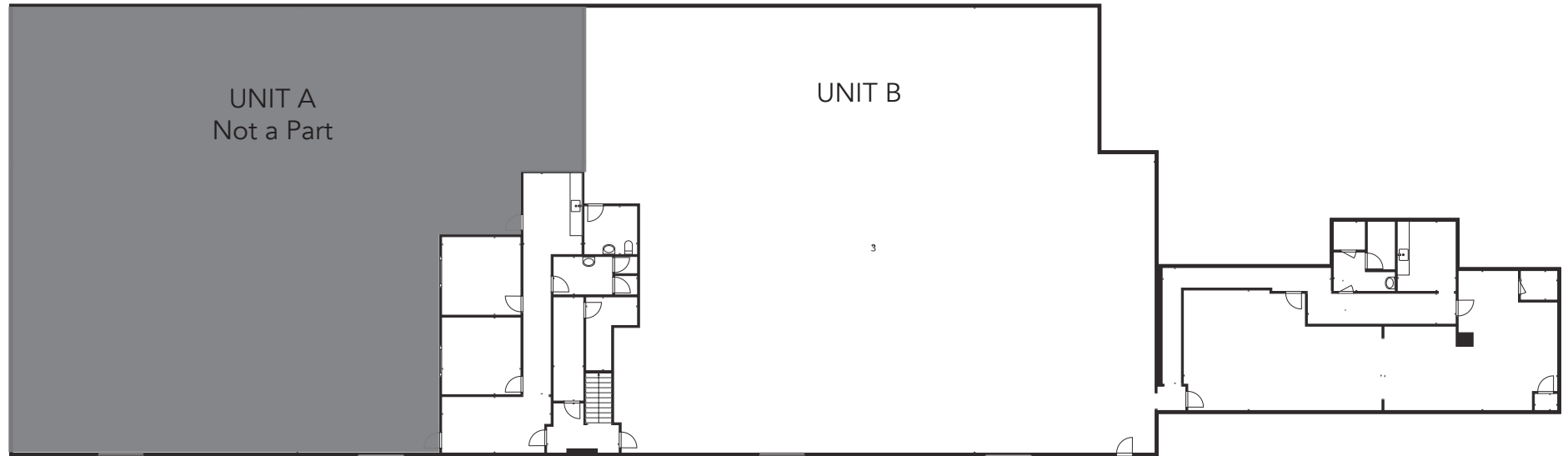
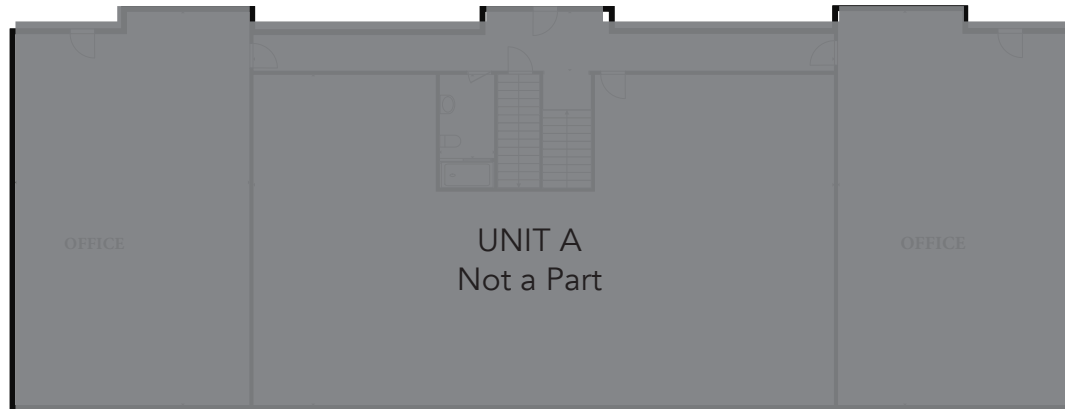
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055

2nd Floor



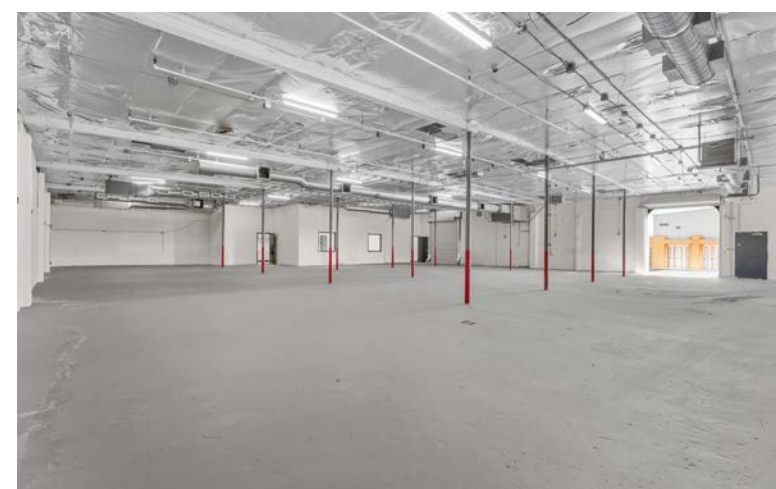
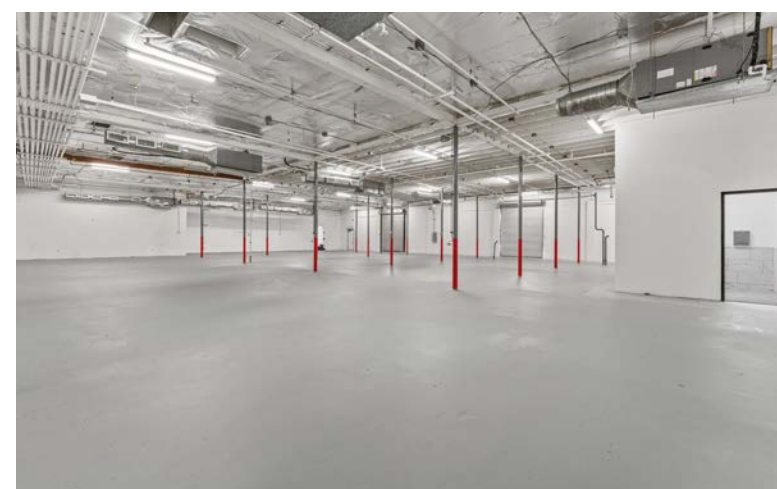
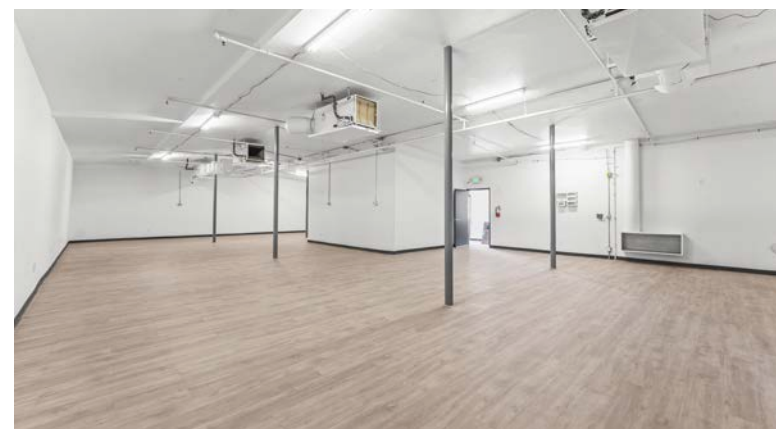
First Floor

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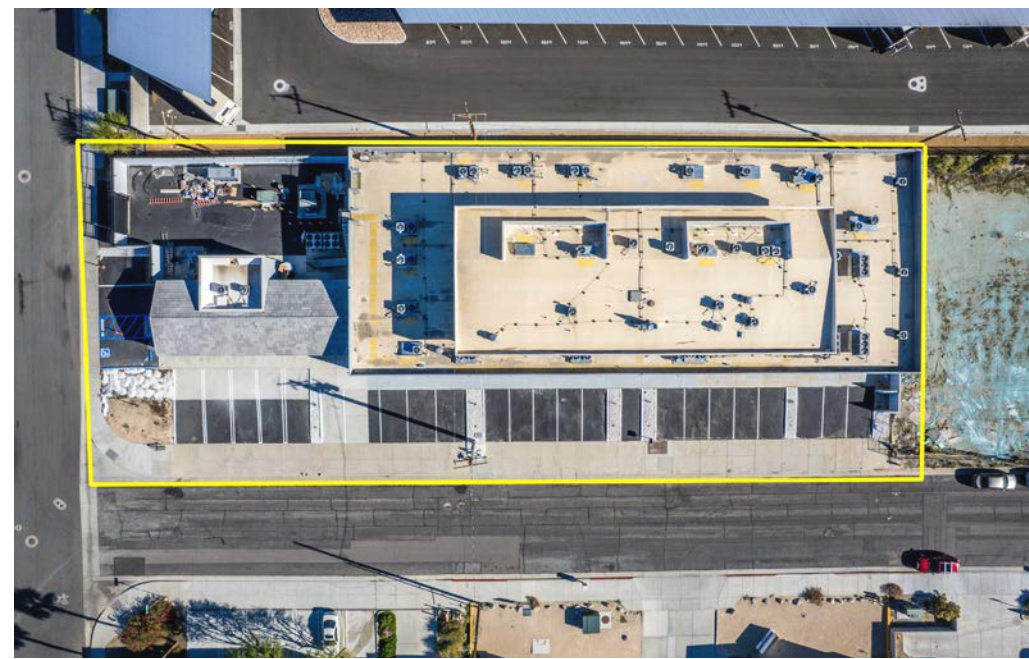


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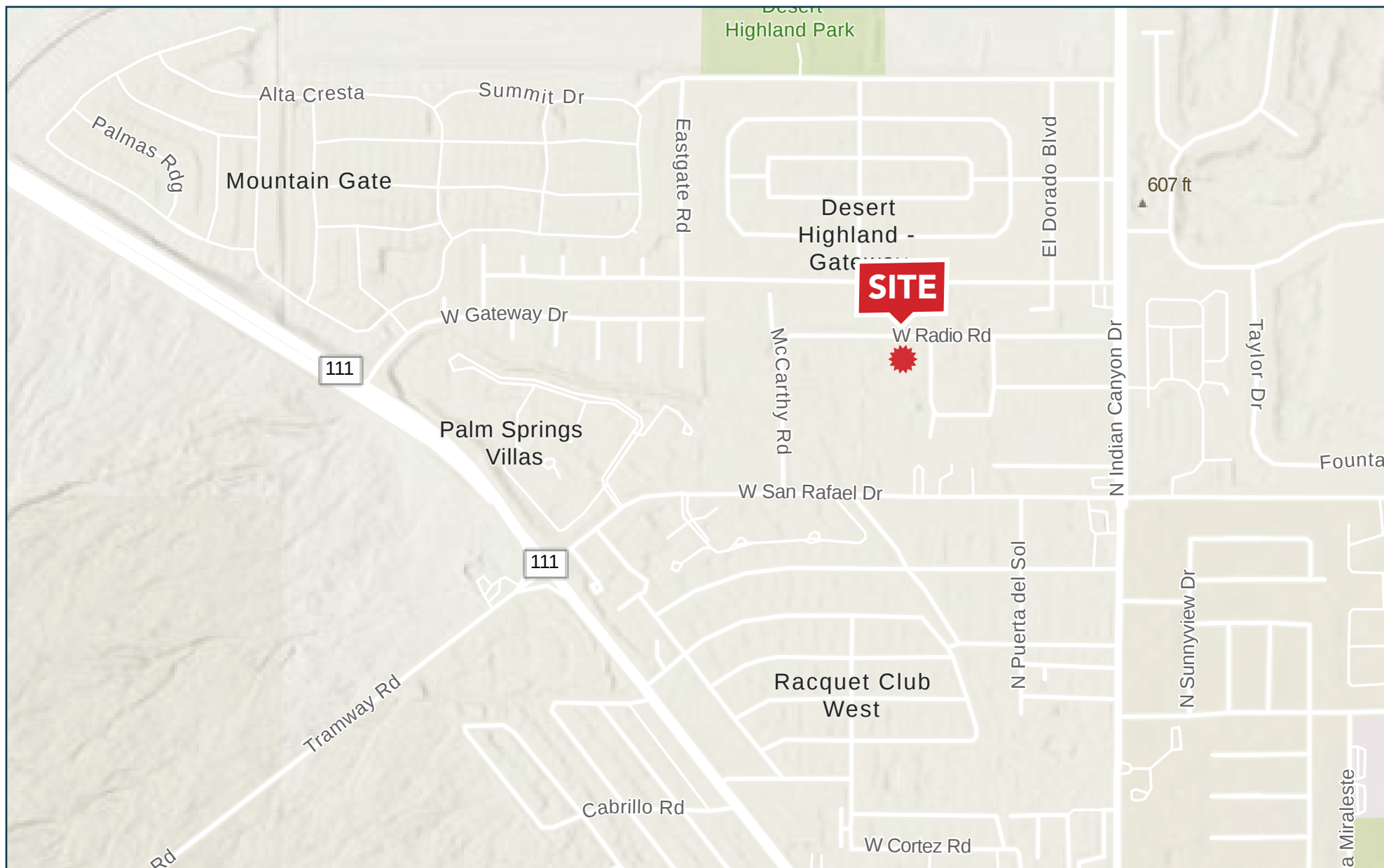
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LOCATION MAP



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