

# AUTO YARD FOR LEASE

## COOK STREET BUSINESS AREA



**74883 VELIE WAY, PALM DESERT, CA**

### FEATURES

- Property includes 1,600 SF office with one loading bay with covered area, two restrooms, six truck sized parking spaces, and 2 new HVAC mini splits
- Move-in ready
- Located in the heart of Cook Street Business Area
- Join Caliber Collision, Consolidated Electrical Distributors, Cam Stone's Automotive, Empire Window Tint, Leo's Mirror & Glass and more!
- Ample parking
- Easy access to I-10 & Hwy 111
- Showings are appointment only with 48-hour notice

**LEASE RATE: \$11,000/MO**

### COACHELLA VALLEY



**VICINITY MAP**



7/25/25 JC



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## AERIAL & SITE AMENITIES



### SITE AMENITIES

- **Location:** 74883 Velie Way, Palm Desert, California
- **APN:** 624-072-008
- **Building Size:** 1,600 SF
- **Parcel Size (According to County Assessor's Information):** 0.51 AC (22,215 SF)
- **Property Dimensions:** 229 ft x 97 ft
- **Zoning:** [Click here to view S-I \(Service Industrial\)](#)
- **General Plan:** Employment
- **Year Built:** 1978
- **Parking:** 26 parking spaces, 6 truck-sized spaces, 1 loading bay
- **Comments:** Rare opportunity to lease an industrial yard in the heart of the Cook Street Business Area. The listing is confidential, please provide a 48-hour notice to view the property, do not go directly.

### PROPERTY DIMENSIONS



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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.