



INDUSTRIAL SUITE FOR LEASE

74804 Joni Drive, Ste. 7AB
Palm Desert, CA 92260



Offering Summary

Property Type:	Industrial
Rent Price:	\$2,340
Available SF:	1,950
Price / SF:	\$1.20/sf (MG)
Zoning:	Service Industrial (SI)

Property Overview

This +/-1,950 SF industrial suite is recently remodeled and offered move-in ready. The suite features a large, refreshed off Cook Street in Palm Desert's established industrial office, one 12' grade-level roll-up door, a +/-500 SF second-floor bonus loft office, and even more additional storage via the Cook Street interchange above the first-floor office.

Warehouse clear height is 16', with one evaporative cooler serving the warehouse space. These reserved parking spaces are assigned to the suite.

Location Overview

Located at the prime corner of Joni Drive and Velie Way, just off Cook Street in Palm Desert's established industrial corridor, the property offers quick access to the I-10 Freeway via the Cook Street interchange.

Michael Johnson
760.779.4000 (Direct)
Michael@johnsoncommercial.net
CalDRE #02230105

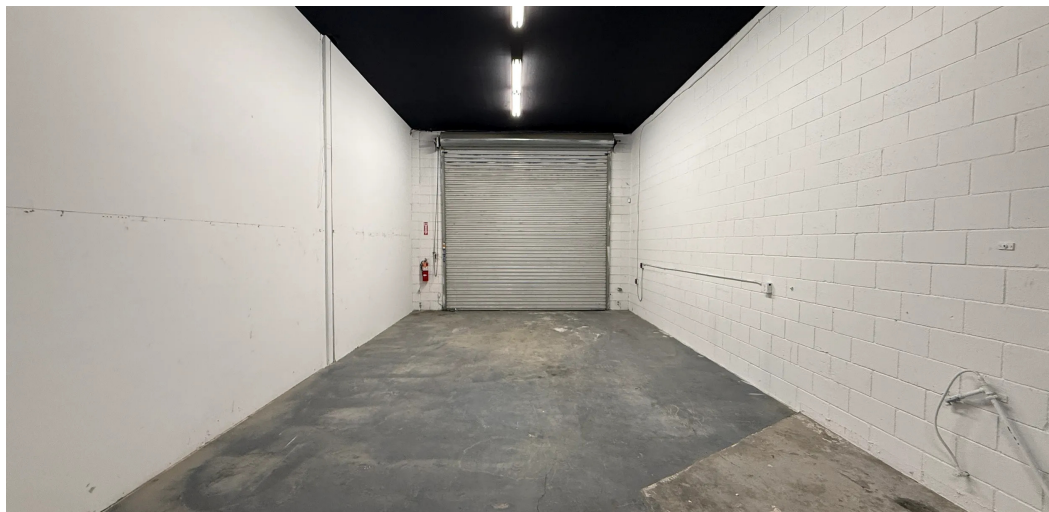
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72000 Magnesia Falls Drive
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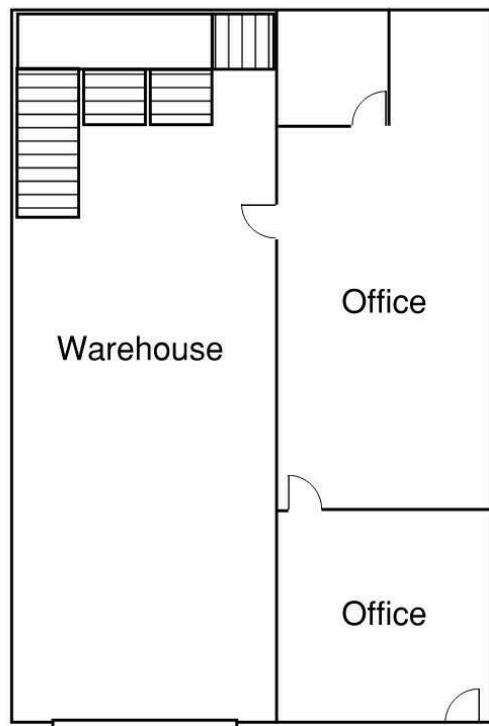
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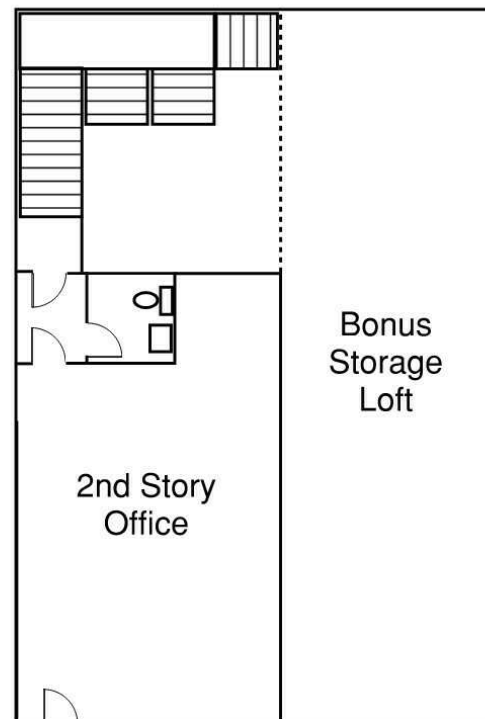
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1st Floor

*Not to Scale



2nd Floor

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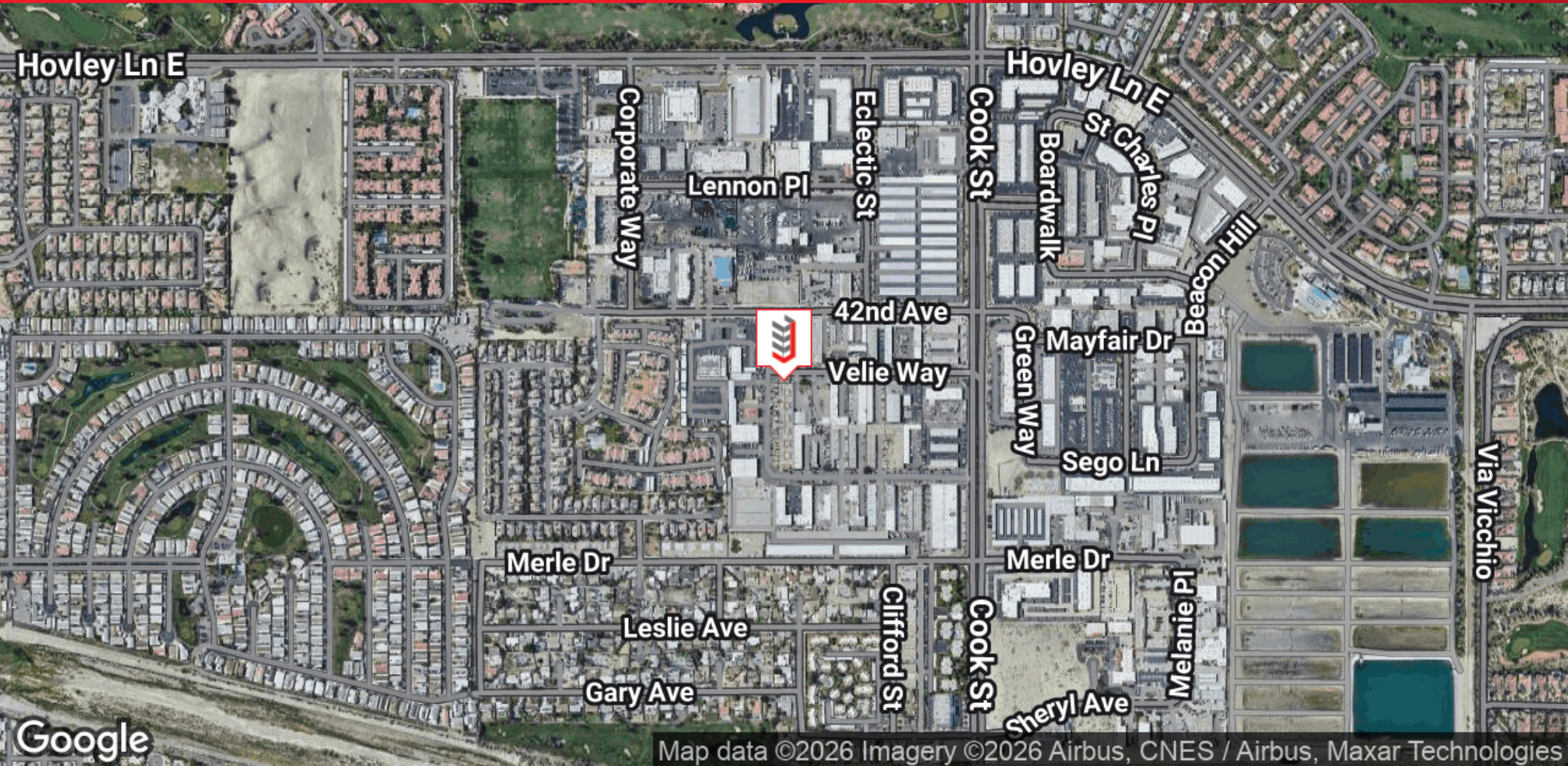
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