



FOR LEASE
 1251 Montalvo Way
 Palm Springs, CA 92262



Offering Summary

| | |
|-----------------------|-----------------------|
| Property Type: | Industrial |
| Lease Rate: | \$1.20 SF/month (NNN) |
| NNN: | \$0.38/sf |
| Available SF: | 2,250-4500 SF |

Property Overview

There are two units currently available, Suite K and Suite L. 1251 Montalvo Way is strategically located in a core industrial submarket of Palm Springs, just minutes from Palm Springs International Airport with immediate access to Gene Autry Trail and Interstate 10. This prime infill location provides efficient connectivity for distribution and logistics operations across the Coachella Valley and greater Southern California region.

The interiors are being reconstructed to consist of a reception area, a private office and a restroom. The remainder of the unit is warehouse. All of the finishes will be brand new, including the fixtures and bathroom. The expected completion date is mid May.

Each unit's power supply has been upgraded considerably, and service-based tenants seeking functional access, strong and features 300 amps per unit, which can be 240V or 480V.

Location Overview

Surrounded by established warehouse and light industrial users, the property is well-suited for manufacturing, storage, and transportation links, and a business-friendly environment.

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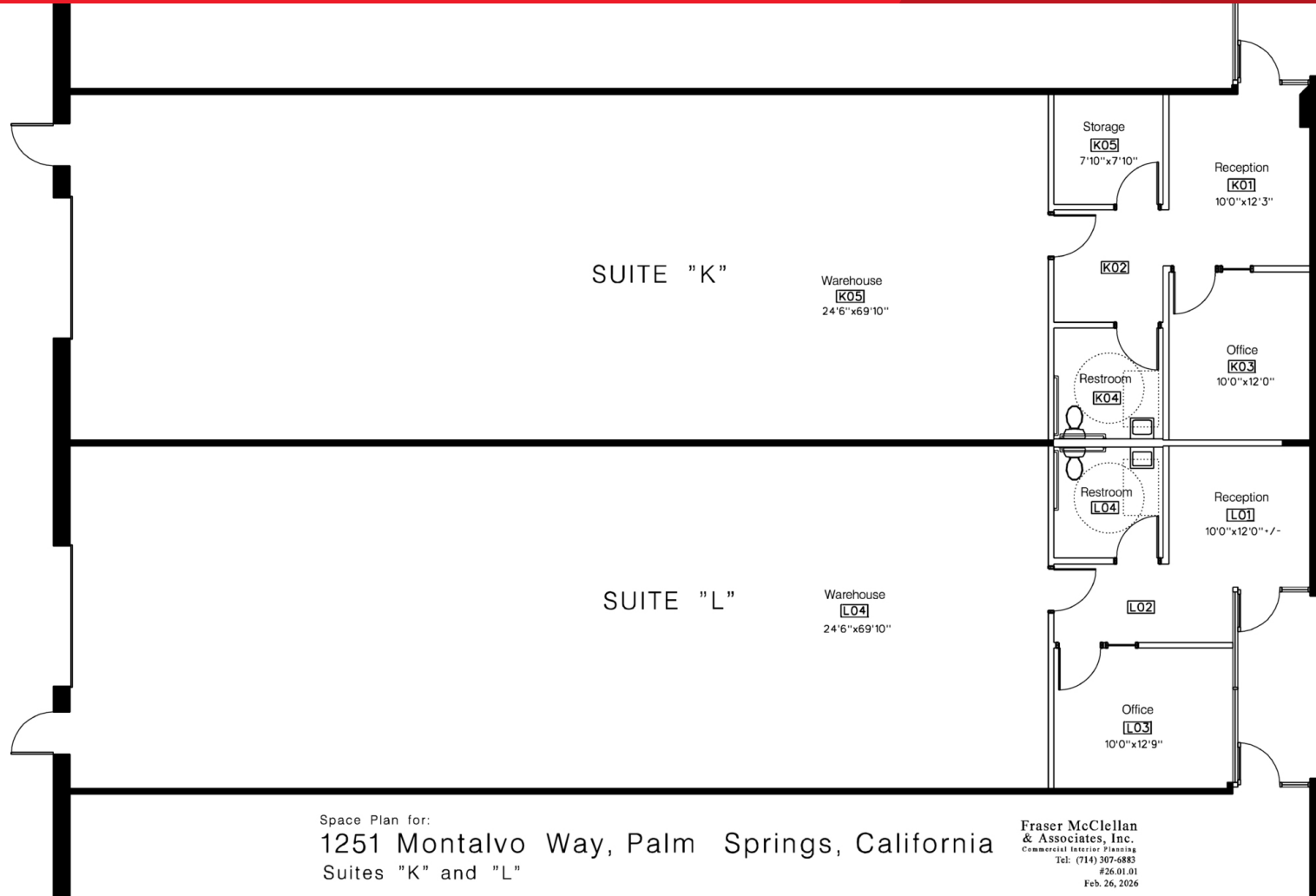
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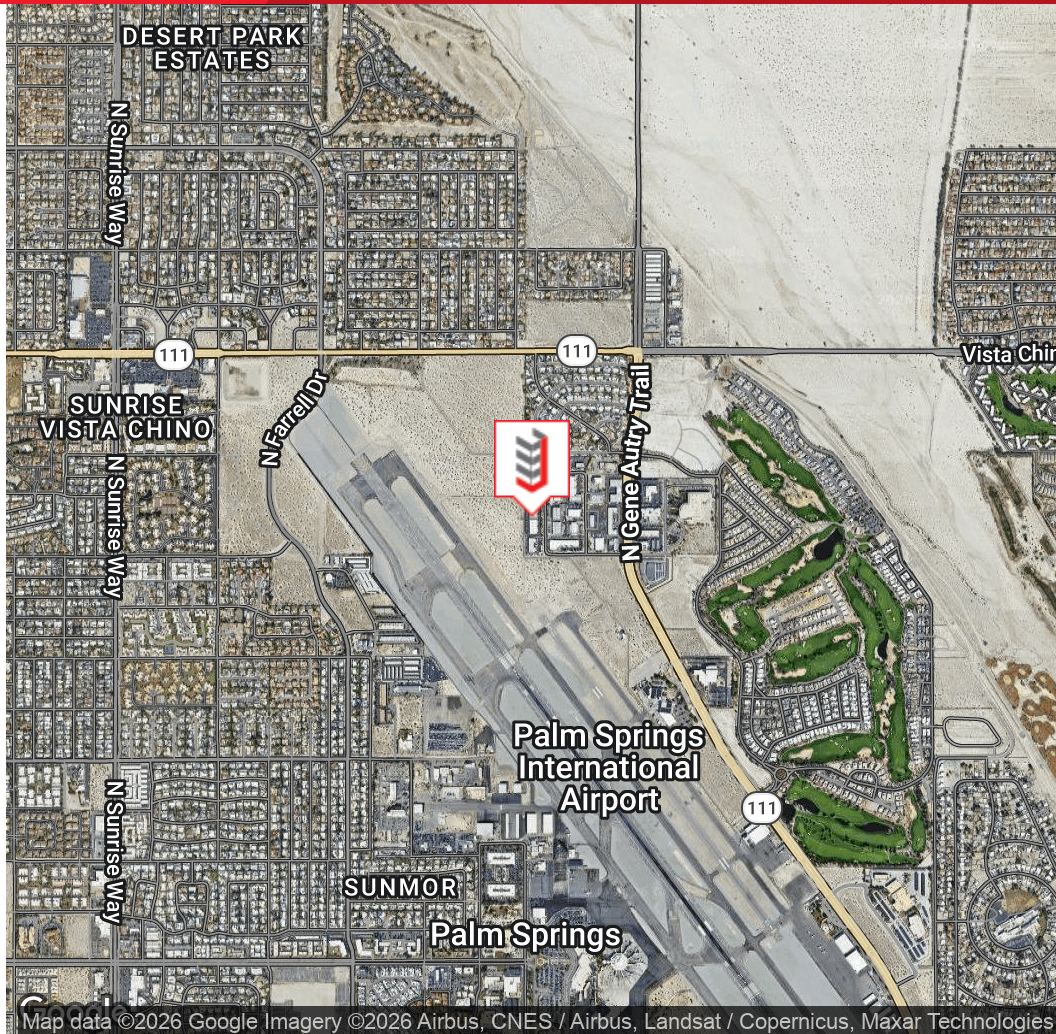
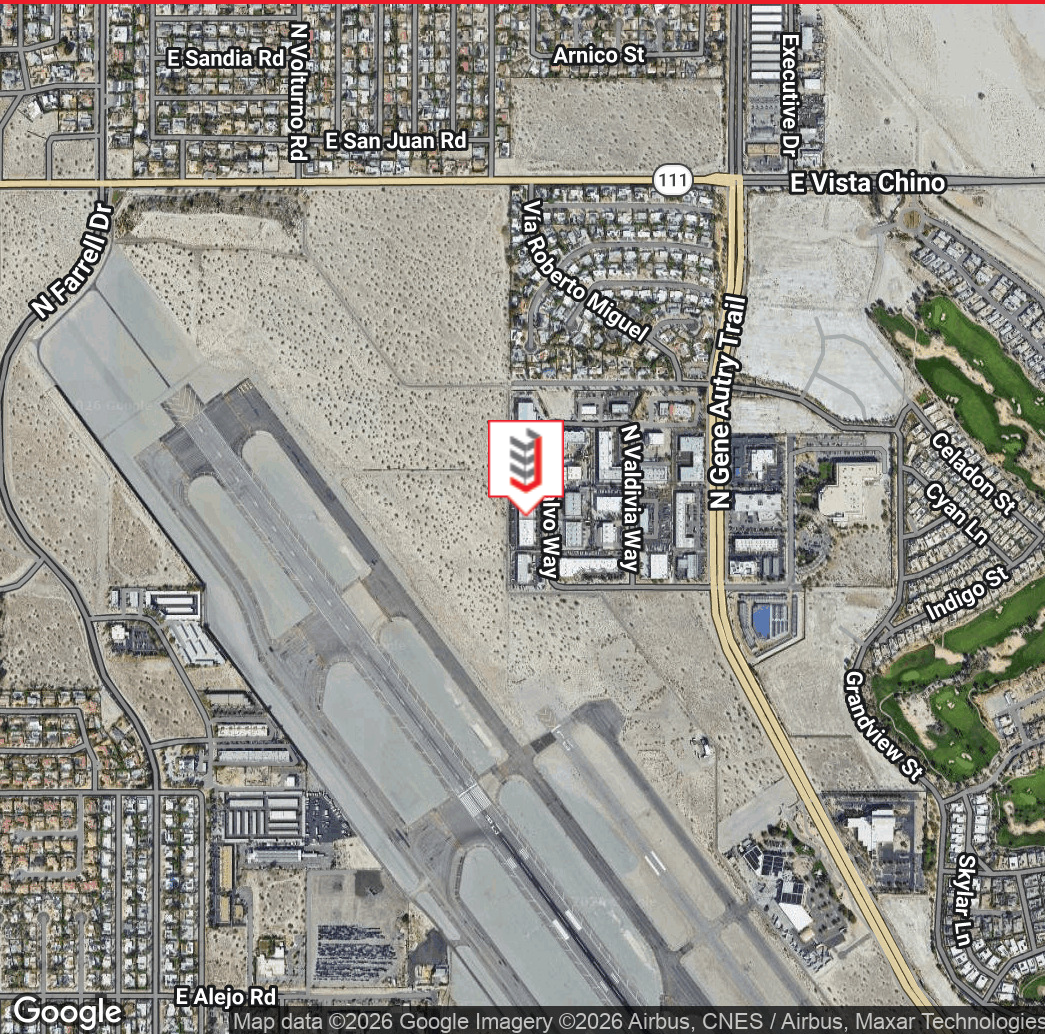


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