



INDUSTRIAL SUITE FOR LEASE

74804 Joni Drive, Ste. 1A-2AB
Palm Desert, CA 92260



Offering Summary

Property Type:	Industrial
Rent Price:	\$4,186
Available SF:	3,640
Price / SF:	\$1.15/SF (MG)
Zoning:	Service Industrial (SI)

Property Overview

This ±3,140 SF industrial suite (Units 1A and 2A combined) is housed in a masonry building constructed in 1989, offered move-in-ready. The suite features two 12' grade-level roll-up doors positioned centrally, flanked by separate office/man-door entrances on each end, plus a ±500 SF second-floor bonus loft office above 2A with newly remodeled office and restroom finishes.

Warehouse clear height is 16', with two evaporative coolers serving the warehouse space. Six reserved parking spaces are assigned to the suite.

Location Overview

Located at the 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.

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72000 Magnesia Falls Drive
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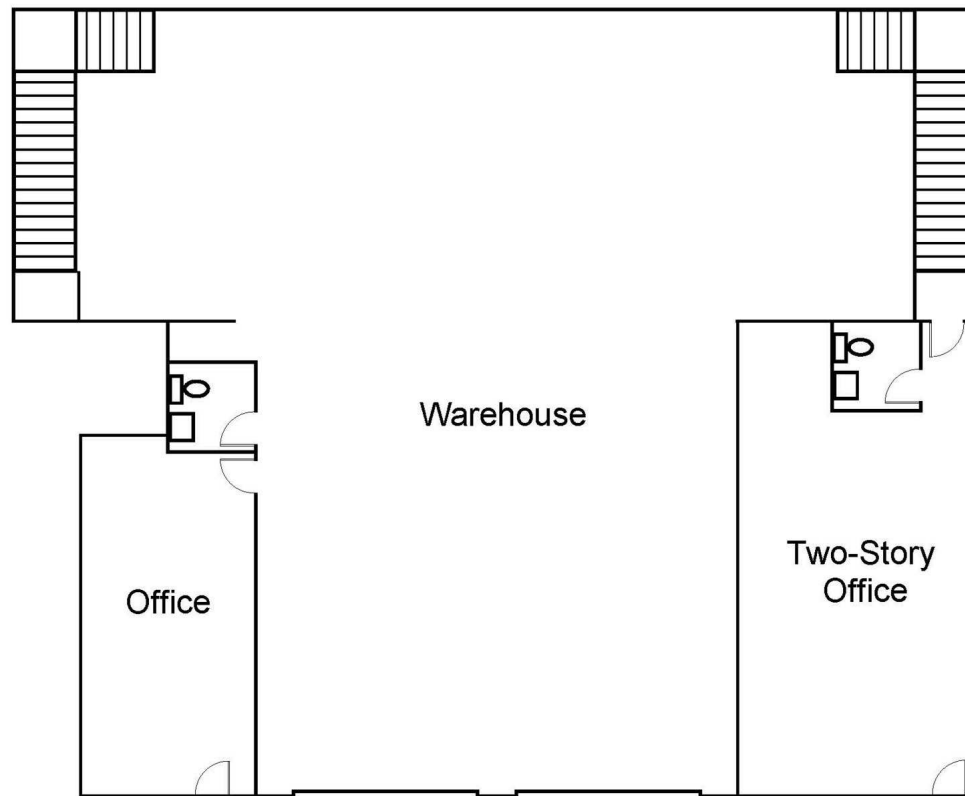
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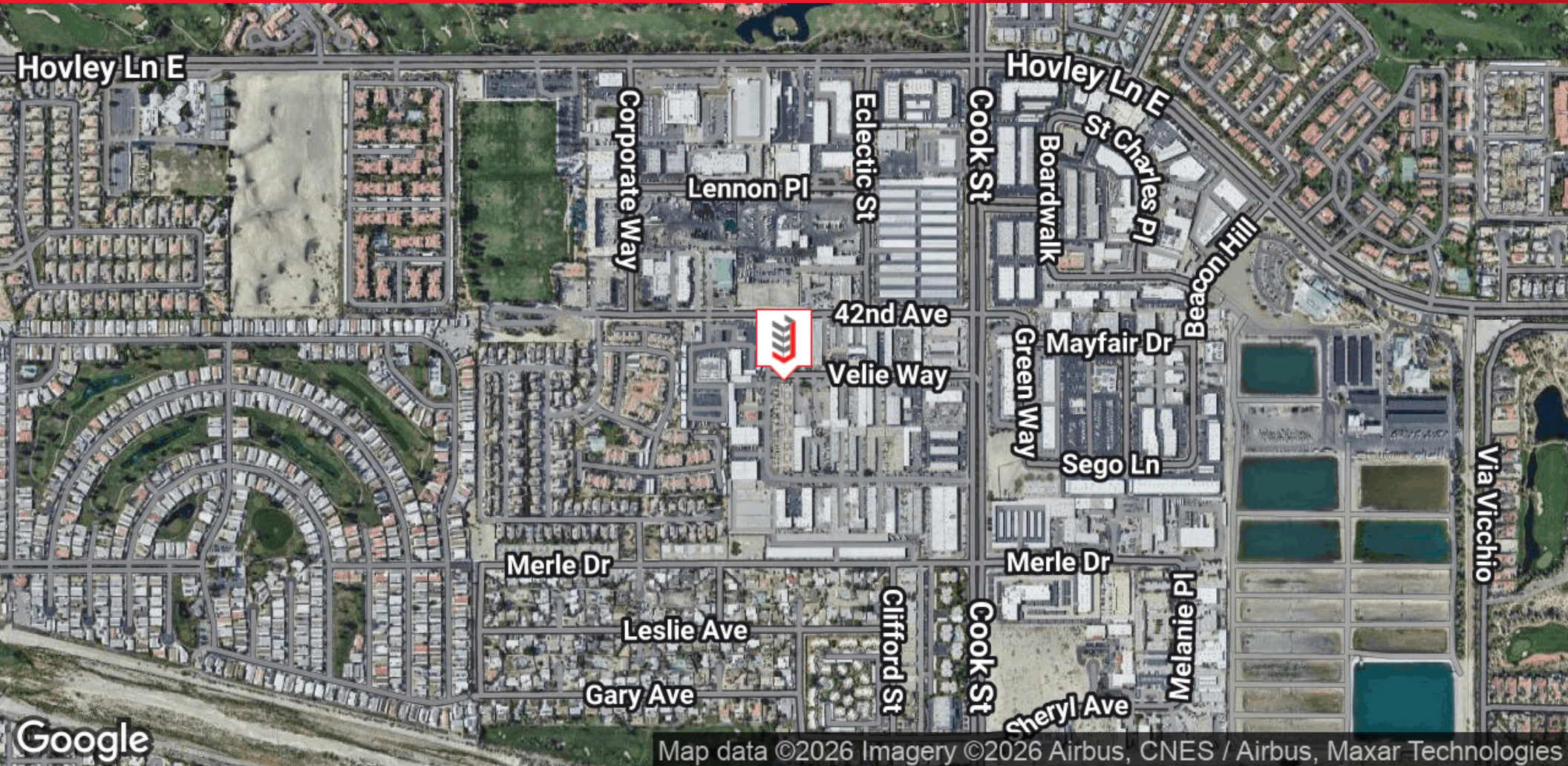
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