

NORTH PALM SPRINGS INDUSTRIAL DEVELOPMENT SITE

3.49 acres | Industrial Zoned Land

595 Garnet Avenue, Palm Springs, CA 92262



FOR SALE: \$599,000



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595 Garnet Avenue presents an exceptional opportunity to acquire approximately 3.49 acres of industrial zoned land in one of the fastest-growing industrial corridors within Coachella Valley. Positioned immediately west of Indian Canyon Drive and seconds from Interstate 10, the property offers outstanding accessibility for logistics, manufacturing, warehousing, contractors services, and research and developments operations.

As industrial land inventory continues to decline throughout Southern California, strategically located sites such as this remain attractive.

DEVELOPMENT HIGHLIGHTS

- Will Serve for water and power (8MW)
- Alta Survey
- Phase 1
- Geological and Hydrology reports
- Existing Due Diligence Available to Qualified Buyers
- Perc, Cultural, Greenhouse Gas

LOCATION ADVANTAGES

Situated in one of the Coachella Valley's primary industrial corridors with convenient access to Interstate 10, Palm Springs International Airport, Highway 62, and greater Inland Empire logistics network.

- Excellent freeway connectivity
- Established industrial neighbors
- Limited industrial land supply
- Adjacent to FedEx building
- Excellent truck access
- Freeway visibility

UTILITIES

- Southern California Edison (SCE): Power
- Mission Springs Water District (MSWD): Water
- City of Palm Springs: Sewer



PROPERTY INFORMATION

Property Size: 3.49 acres / 152,024 SF

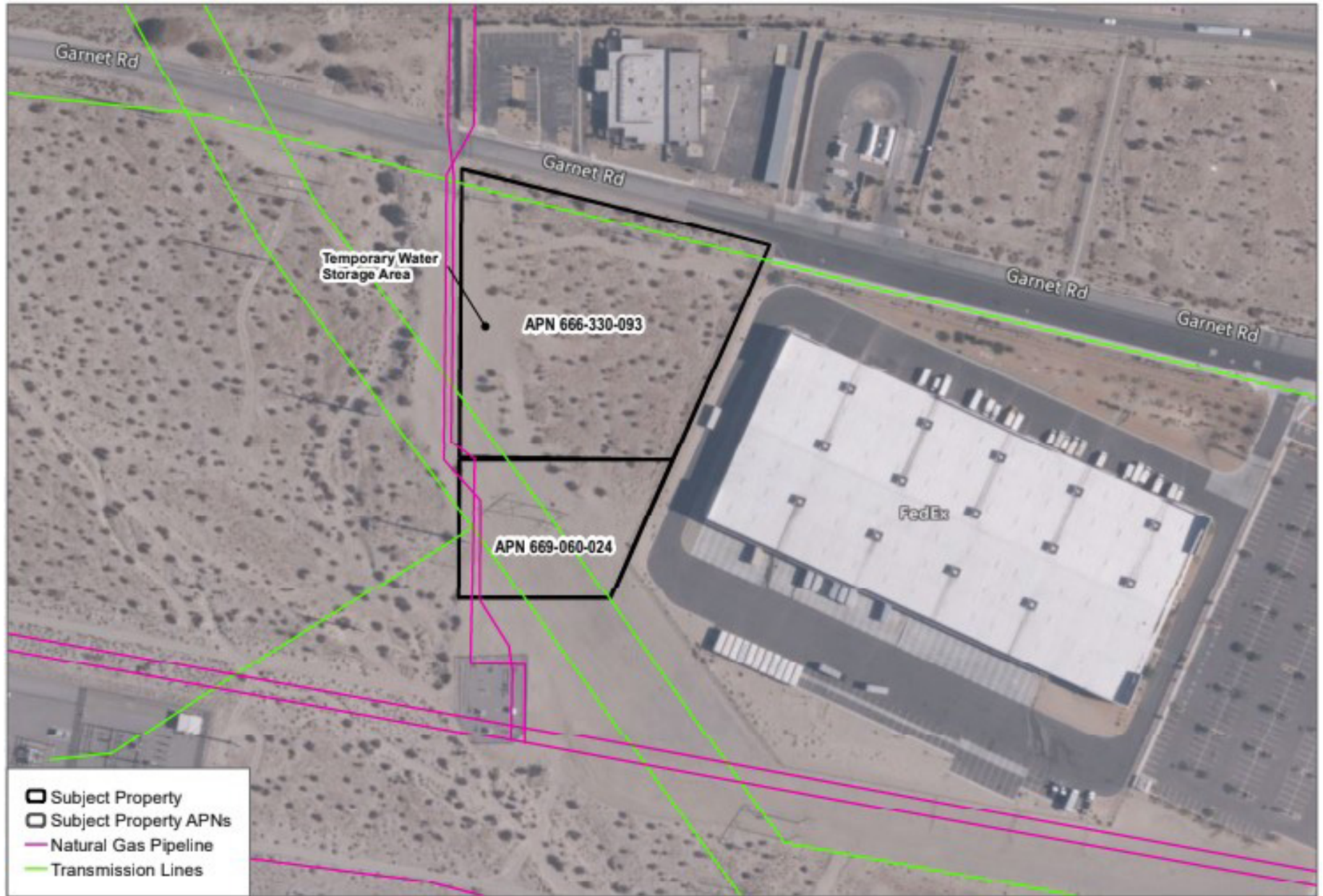
APN's: 666-330-093 and 669-060-024

Zoning: M-1-P (Manufacturing-Professional)

The M-1-P zone is intended to accommodate a mix of light industrial, manufacturing, research, professional, office, and compatible commercial uses. Permitted uses may include warehousing, distribution, fabrication, contractor operations, business services, and other employment-generating uses, subject to the City of Palm Springs zoning regulations and applicable development standards.

General Plan: Regional Business Center (RBC)

Ideal Uses: Warehouse and Distribution, Manufacturing, Logistics, Flex Industrial, Contractors Yard, Research and Development, and Service Commercial.



Facing South/Southeast



Looking East/Northeast



Facing East | Adjacent buildings are located outside of project boundary.



Looking North



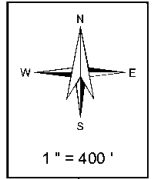
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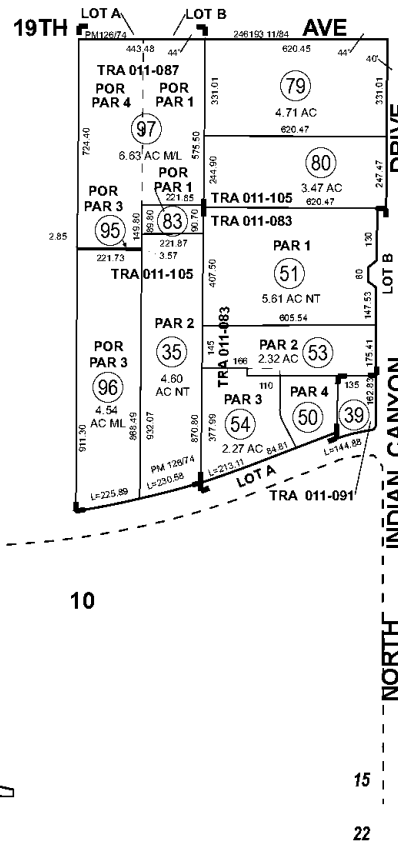
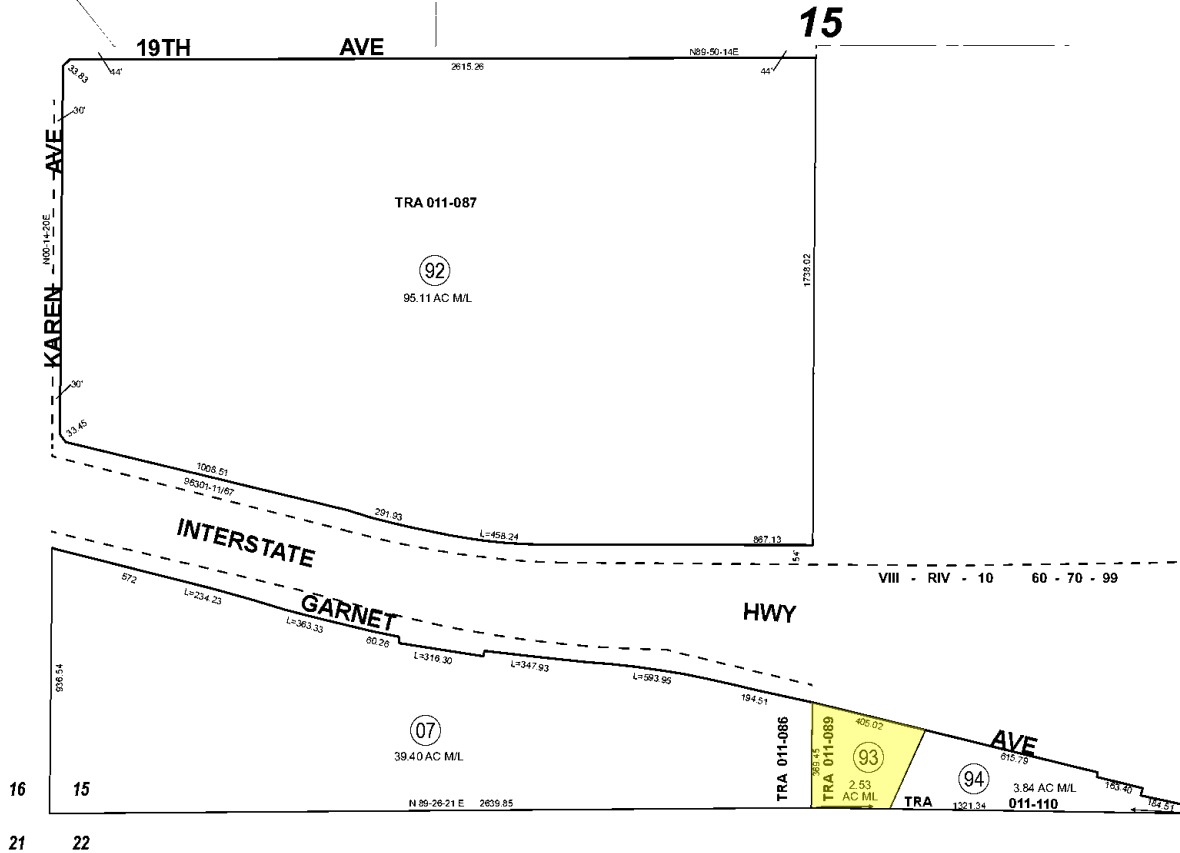
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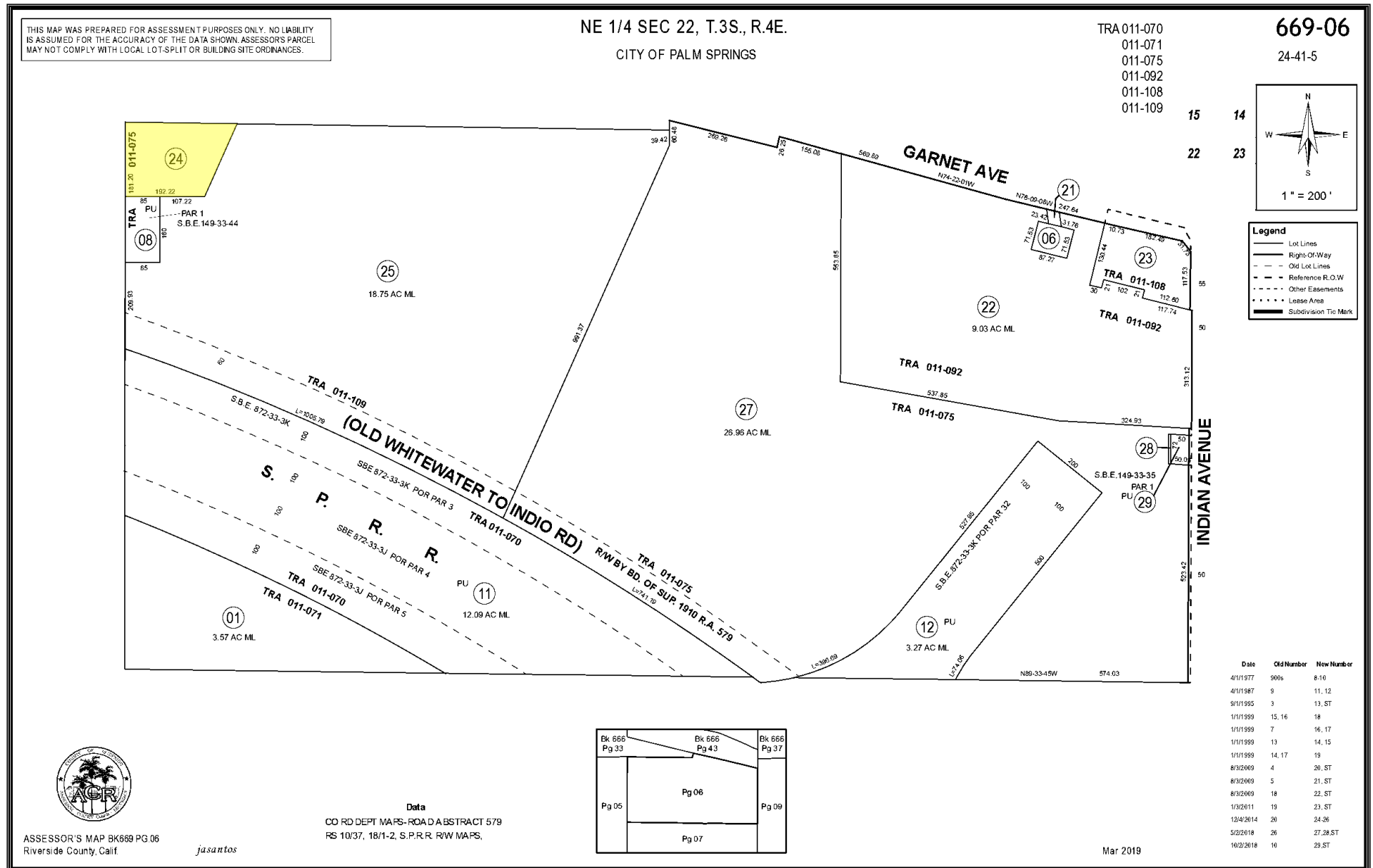
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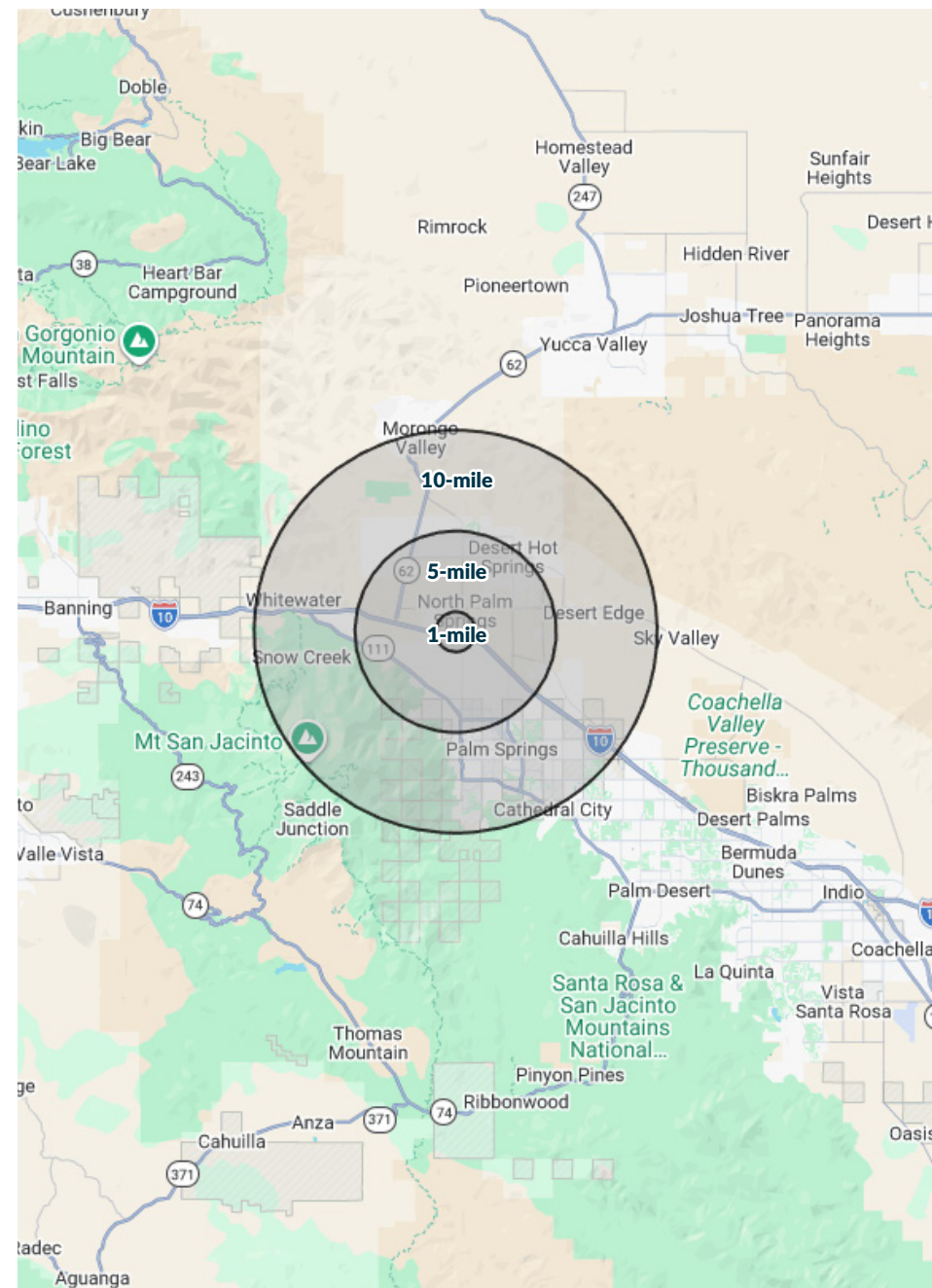
DEMOGRAPHICS

	1-Mile	5-Mile	10-Mile
Total Population	237	51,021	180,672
Median Age	35.9	42.3	46.7
Households	71	19,999	75,396
Avg Household Size	3.3	2.5	2.3
Avg Household Income	\$81,000	\$90,762	\$95,056
Median Household Income	\$78,571	\$66,369	\$67,748
Average Daily Traffic	I-10 and N. Indian Canyon Dr W: 102,798		



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YOUR ADVISORS



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