

PRIME INDUSTRIAL FLEX SPACE FOR LEASE

77-899 WOLF ROAD, PALM DESERT, CA 92211



CAMERON RAWLINGS

Partner

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PROPERTY OVERVIEW

INDUSTRIAL SPACE FOR LEASE
77-899 Wolf Road, Palm Desert, CA 92211

PROPERTY INFORMATION

Building Size:	±14,653 SF
Lot:	0.87 Acres
Parking:	30-Spaces
Zoning:	M-SC Manufacturing Service Commercial
Year Built:	1998/2022
Construction:	Reinforced Concrete

AVAILABILITY

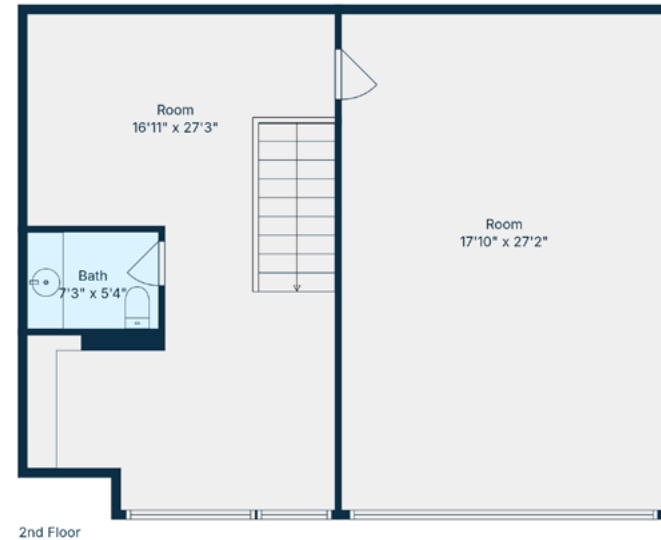
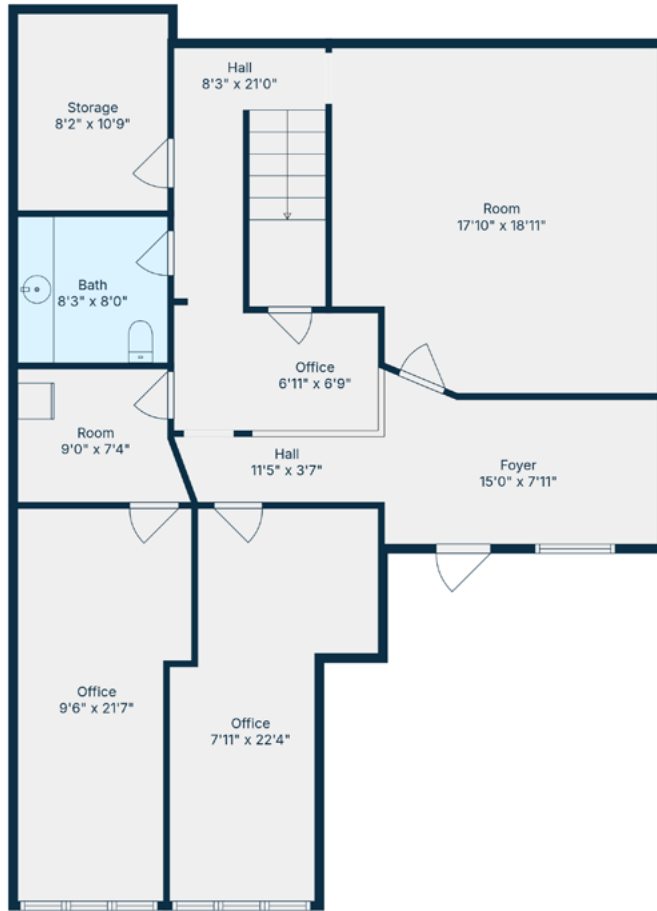
Suite	Size	Term	Rental Rate	Type	Available
101	±2,030 SF	Negotiable	Upon Request	Office	July 1, 2026
103	±1,344 SF	Negotiable	Upon Request	Office/Warehouse	Now

77-899 Wolf Road is located just North of the I-10 freeway by way of the Washington Street exit in the City of Palm Desert. The building is ±14,653 square feet comprised of nine (9) units ranging from ±1,325 SF to ±6,401 SF.

NOTE: HVAC CAM of \$145/month per unit covers scheduled maintenance and repairs throughout lease term.

Please contact Broker for exclusive showing.

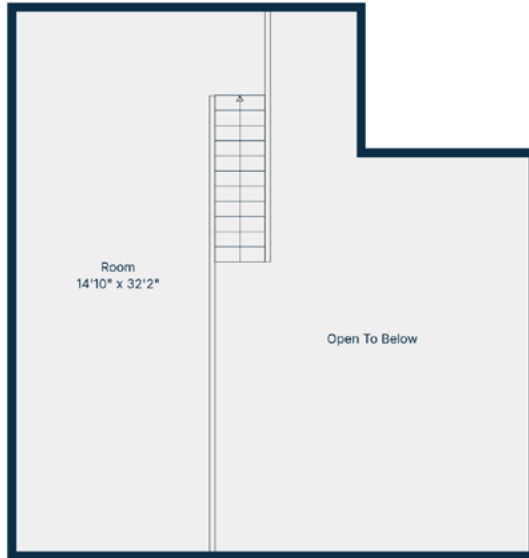




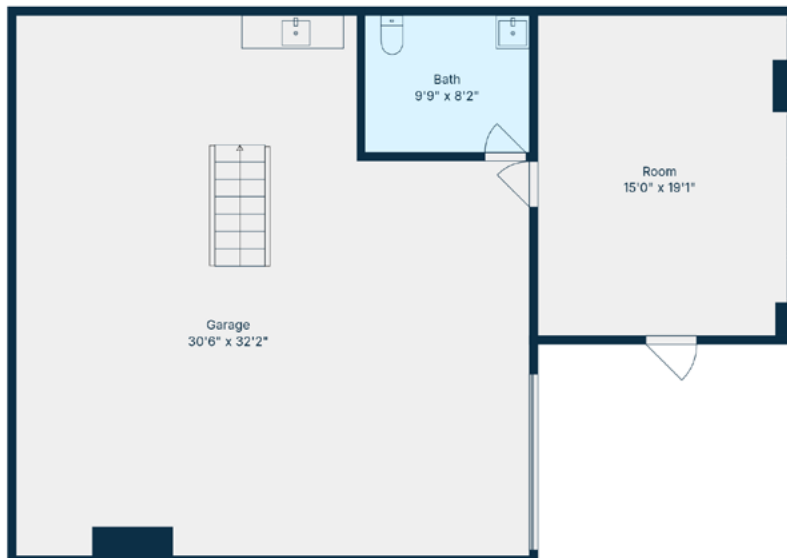
Suite Available:	Suite 101
Suite Size:	±2,030 SF
Monthly:	\$1.35/SF
Type:	Modified Gross

NOTE: HVAC CAM of \$145/month per unit covers scheduled maintenance and repairs throughout lease term.





2nd Floor



1st Floor

Suite Available:	Suite 103
Suite Size:	±1,344 SF
Monthly:	\$1.65/SF
Type:	Modified Gross

NOTE: HVAC CAM of \$145/month per unit covers scheduled maintenance and repairs throughout lease term.





AERIAL MAP

INDUSTRIAL SPACE FOR LEASE
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DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Population	7,150	53,982	135,844
2024 Households	3,481	24,846	58,088
Median Household Income	\$68,484	\$82,437	\$77,477

*ADT=Average Daily Traffic



DESERT COUNTRY PLAZA

WELLS FARGO, EoS FITNESS, DESERT BOWLING CENTER, UPS, ANGELVIEW, HIBACHI 2 GO, TREK, T.N.T., EXECUTIVE RESTAURANT, CHIPS cafe, WOK, LA CESTA RESTAURANT, Oceana RESTAURANT

Goody's Family Outfitters, K, Mobil, LifeStorage

BERMUDA DUNES PLAZA

Starbuck's, SUBWAY, THE WRAP SHACK, WING STOP, Juicy Juicy

Auto Mall, KIA, FIESTA AUTO GROUP, Unicars Honda, CHAVEZ JESSUP, Ford, TOYOTA, FIESTA, Coachella Valley Volkswagen, Quick Lane, Chrysler Dodge Jeep Ram, I-10 AUTO BODY

TACO BELL, CHIPOTE, SHERWIN WILLIAMS, Bank of America, DEL TACO, MOTEL 6, COMFORT SUITES

STATER BROS. MARKETS, T-BANK, Mario's Italian Eats, Walgreens, SUPERCUTS, Legends & Jeans

ARCO, McDonald's, Popeye's, BURGER KING, Starbucks, Chevron, CASTAÑEDA'S MEXICAN FOOD

SUN CITY PALM DESERT

YOUR ADVISOR



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