

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

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.

Please contact Broker for exclusive showing.

AVAILABILITY

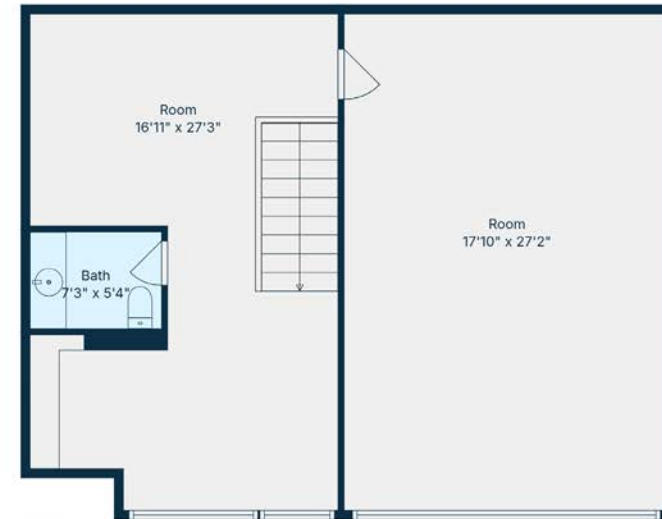
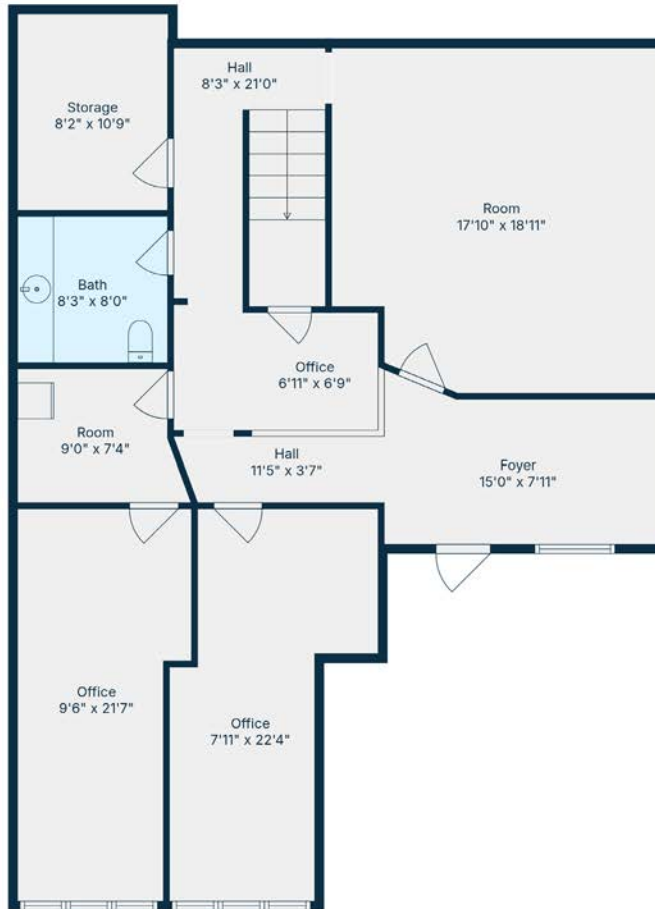
Suite	Size	Term	Rental Rate	Type	Available
101	±2,030 SF	Negotiable	\$1.35/SF Modified Gross	Office	Within 60 Days
103	±1,344 SF	Negotiable	\$1.65/SF Modified Gross	Office/Warehouse	Now
106	±1,325 SF	Negotiable	\$1.65/SF Modified Gross	Office/Warehouse	Now

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



FLOOR PLAN | SUITE 101

INDUSTRIAL SPACE FOR LEASE
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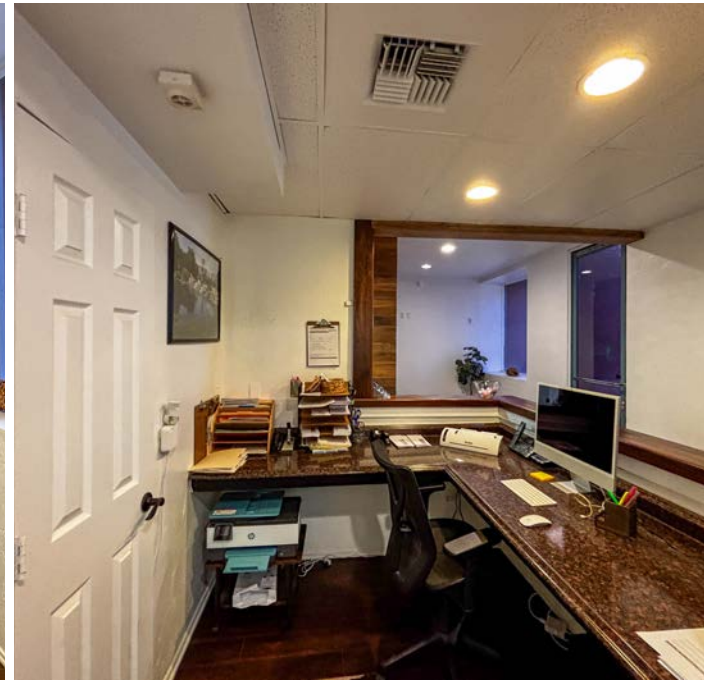
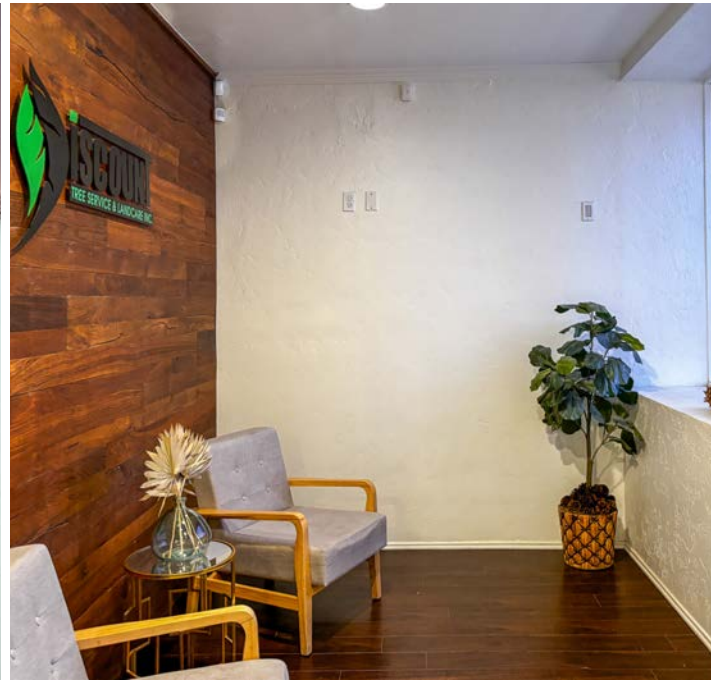


2nd Floor



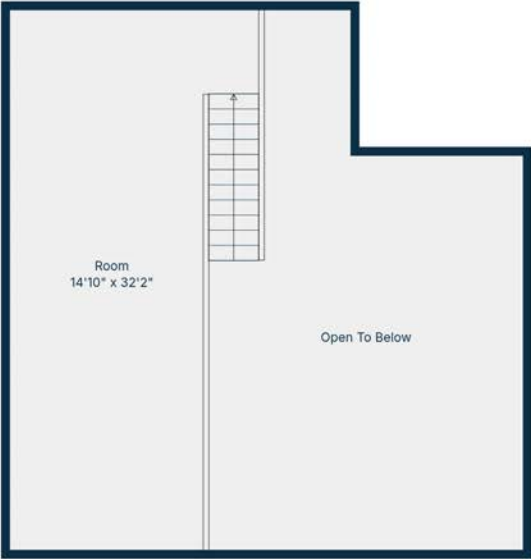
NOTE: HVAC CAM of \$145/month per unit covers scheduled maintenance and repairs throughout lease term.

Suite:	101
Suite Size:	±2,030 SF
Monthly:	\$1.35/SF
Type:	Modified Gross
Availability:	Within 60 Days



FLOOR PLAN | SUITE 103

INDUSTRIAL SPACE FOR LEASE
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2nd Floor



1st Floor

Suite:	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.



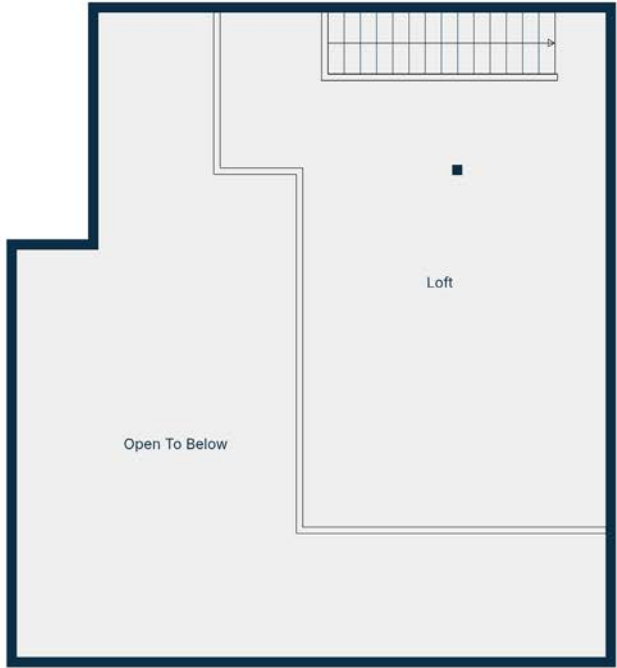


FLOOR PLAN | SUITE 106

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



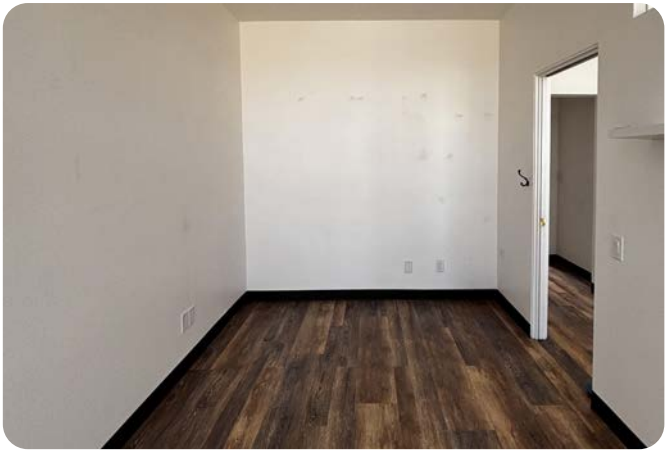
1st Floor

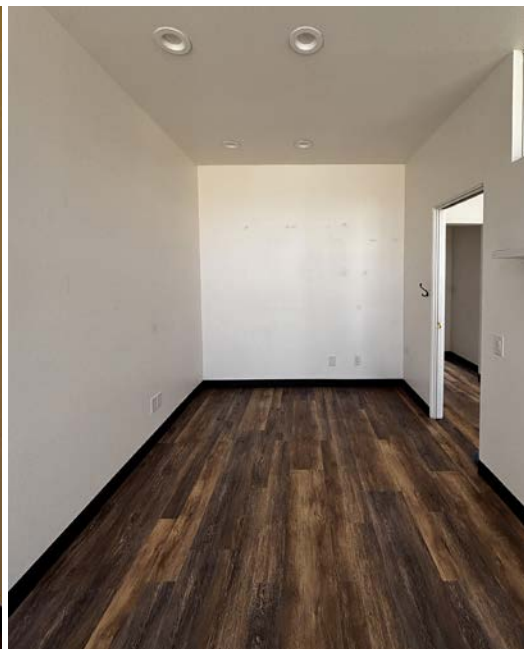
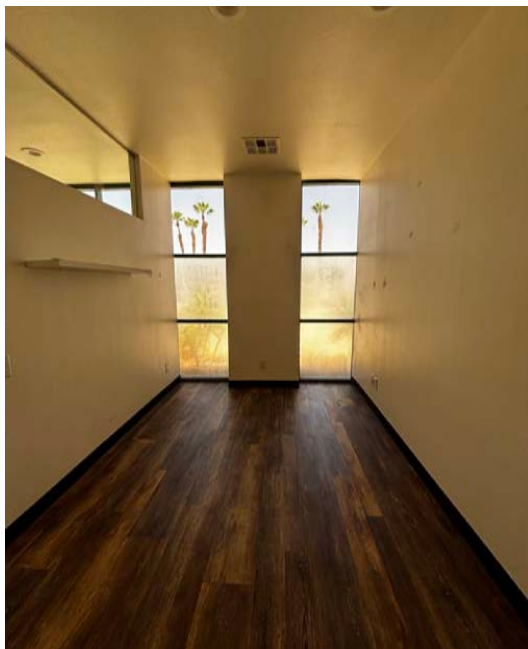


2nd Floor

Suite:	Suite 106
Suite Size:	±1,325 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
77-899 Wolf Road, Palm Desert, CA 92211

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			



YOUR ADVISOR



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