

INDUSTRIAL/COMMERCIAL FOR LEASE

726 SF - 34,840 SF AVAILABLE | PALM SPRINGS

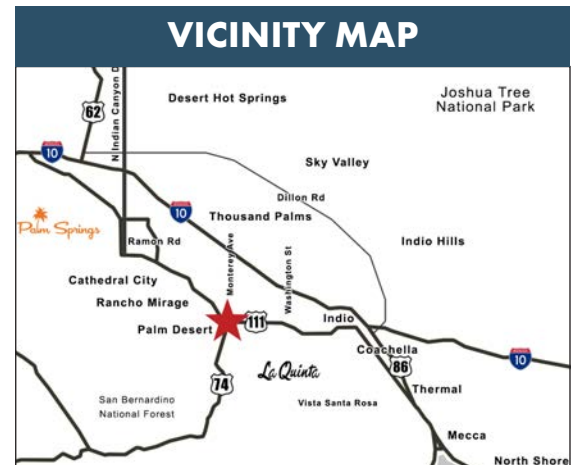


19345 - 19465 N INDIAN CANYON DR, PALM SPRINGS, CA

FEATURES

- Industrial/commercial spaces for lease, from 726 SF up to 6,508 SF of contiguous space and a total of 34,840 SF available
- Prime location just off I-10 at Indian Canyon Drive
- Abundant parking onsite
- Approx. 513 feet of frontage on Indian Canyon Drive
- Join Harley Davidson Motorcycles, EagleRider Motorcycle Rentals & Tours, Desert View Mirror & Glass, Precision Patios, and more
- Less than one mile from Amazon's new 650,000 SF distribution facility and FedEx Ground
- Close proximity to Palm Springs International Airport

LEASE RATE: \$1.00/SF/MO NNN



EMILY HARVEY
DRE #02229612
emily@dppllc.com
Cell: 760.636.3500



SUSAN HARVEY
DRE #00957590
susan@dppllc.com
Cell: 760.250.8992

DesertPacificProperties.com 760.360.8200

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AERIAL & SITE AMENITIES

19345 - 19465 N INDIAN CANYON, PALM SPRINGS



SITE AMENITIES

- **Location:** 19345 - 19465 N Indian Canyon Drive, Palm Springs, CA
- **Zoning:** H-C (Highway Commercial) - [Click to view](#)
- **General Plan:** Industrial
- **APNs:** 666-330-051 (5.61 AC), 053 (2.32 AC)
- **Total Parcel Size (According to County Assessor):** 7.93 Acres
- **Parking Spaces:** Approx. 223 spaces plus 8 motorcycle spaces
- **Year Built:** 19345 N Indian Canyon, Building 1: 1982
19345 N Indian Canyon, Building 2: 1984
19465 N Indian Canyon: 1990
- **Tenancy:** Multi
- **NNN:** \$0.29/SF
- **Flood Zone:** 500 Year
- **Comments:** Prime location on Indian Canyon Drive just north of Interstate 10 in a rapidly-growing industrial area. There are numerous new distribution centers and warehouses planned for the area, as well as several major existing facilities including Amazon and FedEx.

TRAFFIC COUNTS

N Indian Canyon Dr @ 20th Ave	17,092
I-10 @ N Indian Canyon Dr	89,322



760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

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AVAILABLE UNITS & SITE PLAN

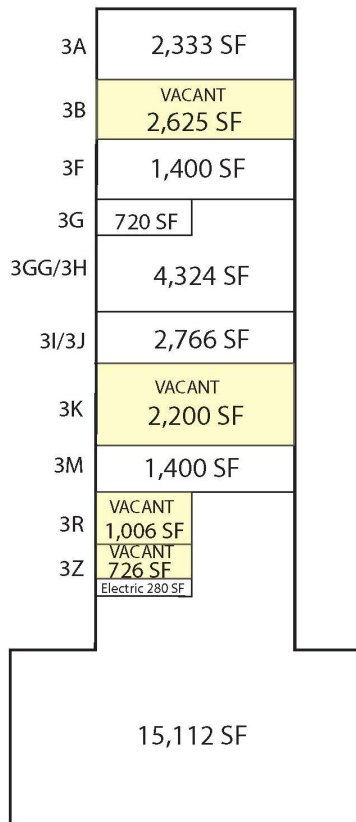
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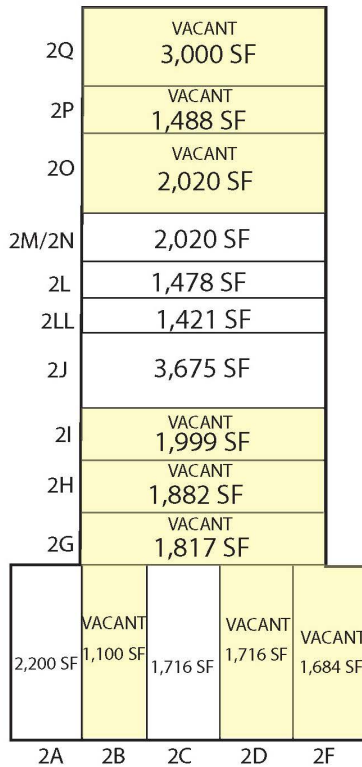
AVAILABLE UNITS

Unit	Status	Size	Monthly Rent	Rent PSF	Unit	Status	Size	Monthly Rent	Rent PSF
1A	VACANT	2,358	\$2358	\$1.00	2O	VACANT	2,020	\$2020	\$1.00
1C	VACANT	4,567	\$4567	\$1.00	2P	VACANT	1,488	\$1488	\$1.00
1E	VACANT	4,652	\$4652	\$1.00	2Q	VACANT	3,000	\$3000	\$1.00
2B	VACANT	1,100	\$1100	\$1.00	3B	VACANT	2,625	\$2625	\$1.00
2C	VACANT	1,716	\$1716	\$1.00	3K	VACANT	2,200	\$2200	\$1.00
2D	VACANT	1,716	\$1716	\$1.00	3R	VACANT	1,006	\$1006	\$1.00
2F	VACANT	1,684	\$1684	\$1.00	3Z	VACANT	726	\$726	\$1.00
2G	VACANT	1,817	\$1817	\$1.00					
2H	VACANT	1,882	\$1882	\$1.00					
2I	VACANT	1,999	\$1999	\$1.00					

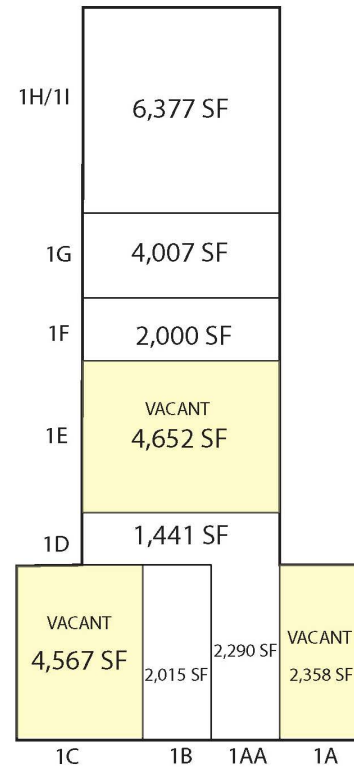
SITE PLAN



19465 N INDIAN CANYON
BUILDING 3



19345 N INDIAN CANYON
BUILDING 2



19345 N INDIAN CANYON
BUILDING 1

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PROPERTY PHOTOS

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