

4,500 SF INDUSTRIAL SPACE

FOR LEASE - PALM SPRINGS

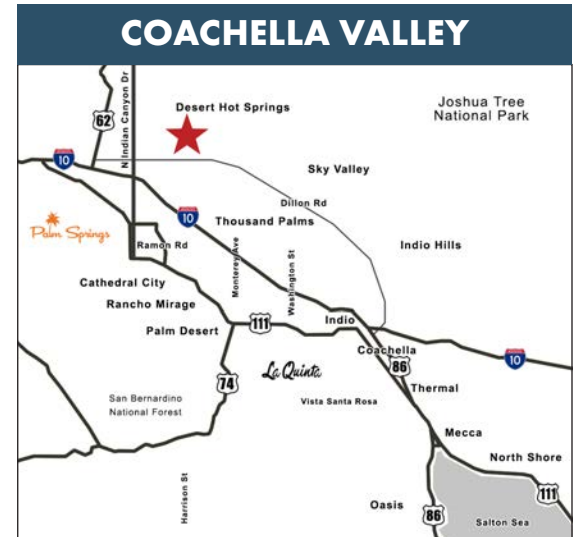


1130 N VALDIVIA WAY, SUITE C, PALM SPRINGS

FEATURES

- Approximately 4,500 SF fully air conditioned office/warehouse space with office, restroom, warehouse, and two roll-up doors
- Adjacent to Palm Springs International Airport
- Just off Gene Autry Trail, with direct access to I-10, just 3 miles north
- Excellent visibility
- Impressive traffic counts of over 46,000 cars per day on Gene Autry Trail

LEASE RATE: \$1.25/SF/MO MOD. GROSS



VICINITY MAP



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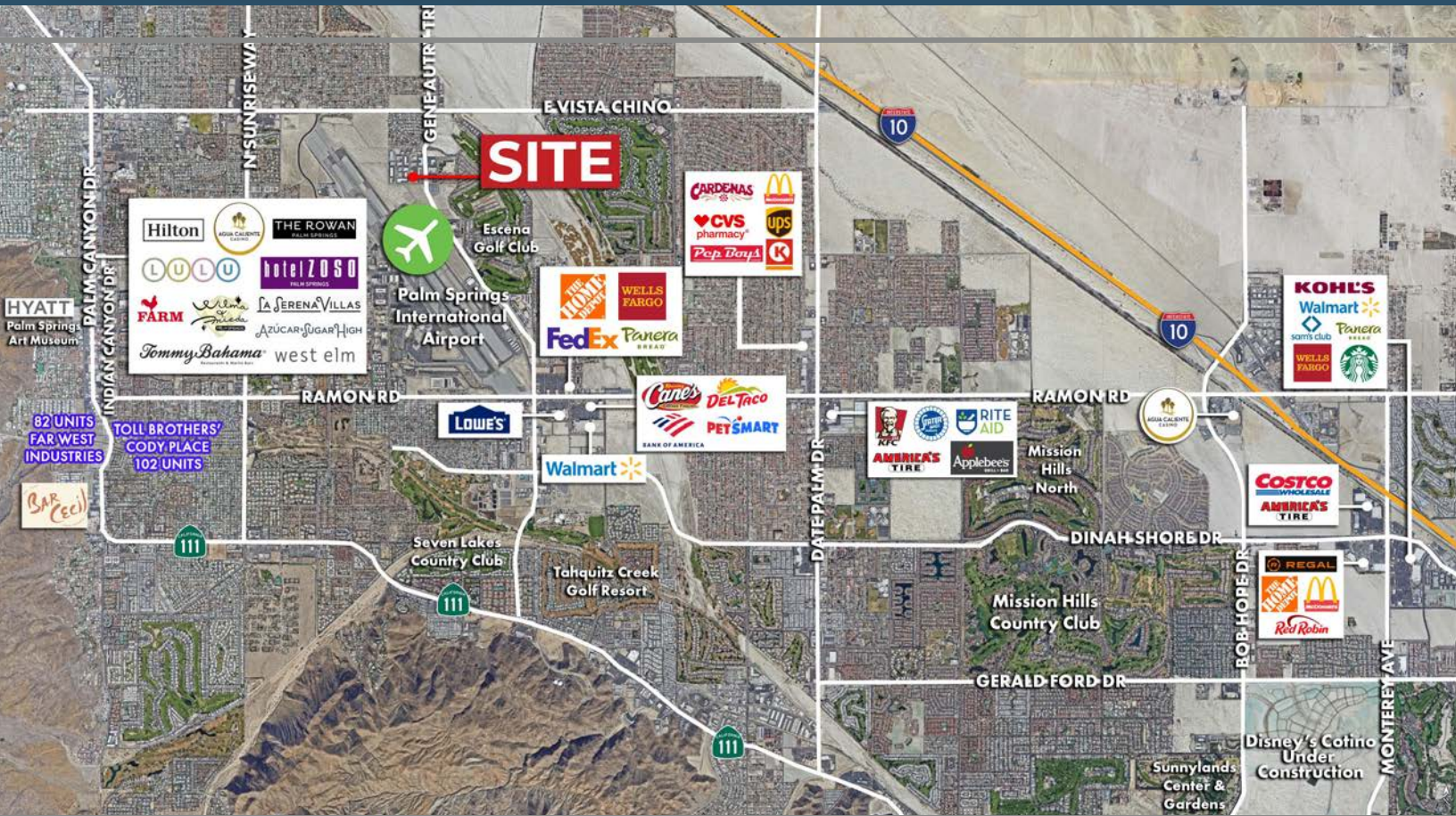


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APPROX. 4,500 SF SPACE FOR LEASE

AERIAL & SITE AMENITIES

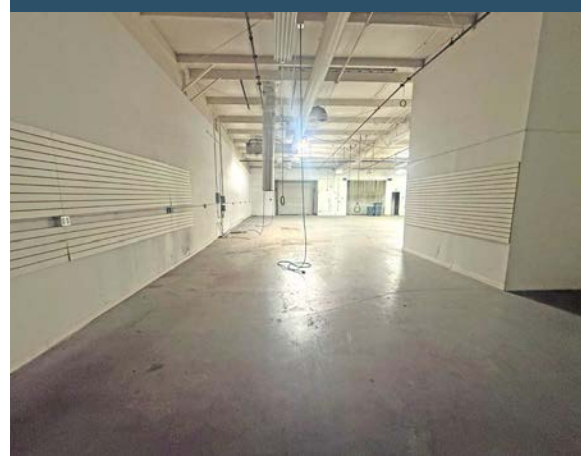
1130 N VALDIVIA WAY, PALM SPRINGS



SITE AMENITIES

- **Location:** Property is located at 1130 N Valdivia Way, Palm Springs CA
- **Zoning:** [Click here to view M-1P \(Planned Research and Development Park\)](#)
- **General Plan:** [Click here to view Industrial](#)
- **APN:** 677-453-003
- **Unit Size:** Approx. 4,500 SF
- **Year Built:** 1950
- **Roll-Up Doors:** Two
- **Clear Height:** 18 ft.
- **Airport Zones:** [Partially B1 / Partially C - Click for details](#)
- **Utilities:** Electric: SoCal Edison
Domestic Water: Desert Water Agency
Sewer: City sewer
- **Comments:** Highly desired warehouse space with private offices next to Palm Springs International Airport. Easy access to Interstate 10 and downtown Palm Springs.

WAREHOUSE



TRAFFIC COUNTS

Gene Autry Trail / Artisan Way S	25,880 CPD
Gene Autry Trail / Artisan Way N	20,481 CPD

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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.