

# Free Standing Industrial Building For Sale or Lease Paved Secured Yard .66 +/- AC



**31248 Dunham Way,  
Thousand Palms, CA 92276**

**MGR**  
Real Estate

**Jerry Tomeo IV**  
Senior Commercial Associate | BRE Lic. # 01907707  
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MGR Real Estate Inc. 3800 E. Concourse St, Ontario, CA 91764 | Office: 909-981-4466 / Fax: 909-981-6267

Commercial Brokerage • Residential Real Estate • Property Management  
**Ontario-909-981-4466   Irvine (949) 252-1453   Victorville-760-955-7888   Rancho Mirage (760) 773-0123**  
[WWW.MGRREALESTATE.COM](http://WWW.MGRREALESTATE.COM) | Lic. #01841921

## 31248 Dunham Way, Thousand Palms, CA 92276

Property Type:	Owner-User or Investment   Free-Standing Building
Price:	\$2,000,000 or \$1.10 NNN
Occupancy (Current):	Vacant
Building Size Total	Approx. 8,240 SF Building
Total Land SQFT:	Approx. 28,750 SF
Year Built:	Originally built 1990 / Newly Renovated 2026
Heavy Power:	1,200 AMPS / 3-Phase, 4-Wire   120/208 Volts
Loading Door:	(2) Two Ground Level Loading Door
APN:	650-080-035
Zoning and Use:	M-SC Manufacturing Service Commercial (Auto Allowed)
Parking:	Paved and Gated
Location:	I-10 Freeway Exit North on Bob Hope, Right on Varner Rd., Left on Metroplex.

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**31248 Dunham Way, Thousand Palms, CA 92276**  
**Additional Covered Storage with Utilities**



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**31248 Dunham Way, Thousand Palms, CA 92276**  
500 ft from i10 Freeway  
Google Map View



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