



## FOR LEASE

39665 Entrepreneur Ln, Ste. A  
Palm Desert, CA 92211



### Offering Summary

Property Type:	Industrial
Lease Rate:	\$1.05 SF/month (NNN)
NNN:	\$0.30/sf
Available SF:	6,944 SF
Year Built:	2000
Zoning:	SI

### Property Overview

This industrial suite features a fully built-out office component, consisting of a reception area, (8) private offices, a large conference room, a dedicated server/tech room, a kitchenette, and (4) restrooms.

The warehouse features an approximate 18' clear height, (2) 12' roll-up doors, a large 24' wide roll-up door, insulated ceiling, (2) evaporative coolers, and a mezzanine storage area (bonus space, not included in rentable sq. ft.).

This building has a large secured concrete yard space to the rear, which is secured by two gates, one on each side of the building.

### Location Overview

Located in the Country Club Business Park of Palm Desert, CA. Featuring easy access to the I-10 freeway from the Washington St. entrance.

The Lessor is open to Tenant Improvements for a well qualified tenant.

Matthew V. Johnson  
760.779.4000 (Direct)  
matt@johnsoncommercial.net  
CalDRE #00927239

760.779.4000  
72000 Magnesia Falls Drive  
Rancho Mirage, CA 92270  
www.johnsoncommercial.net

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(Not to Scale)



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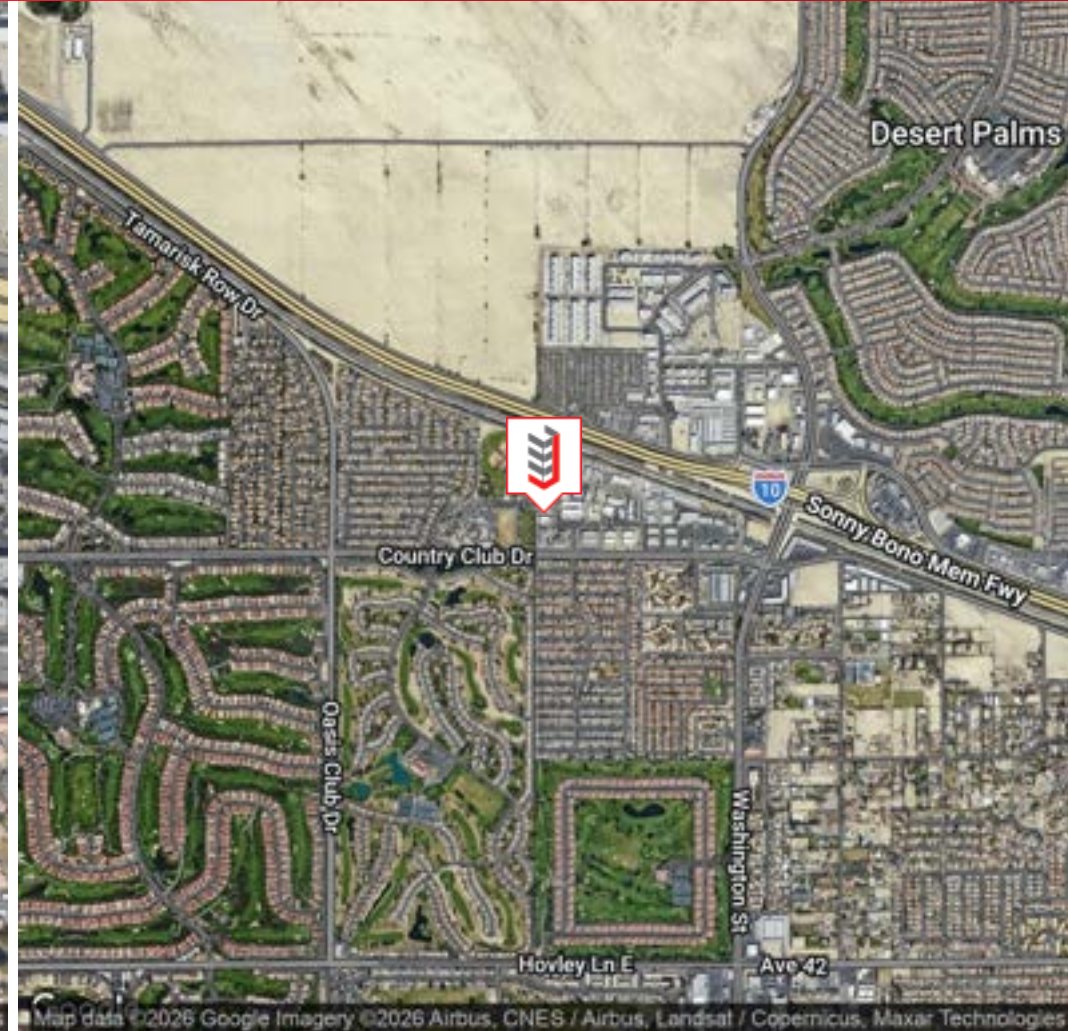
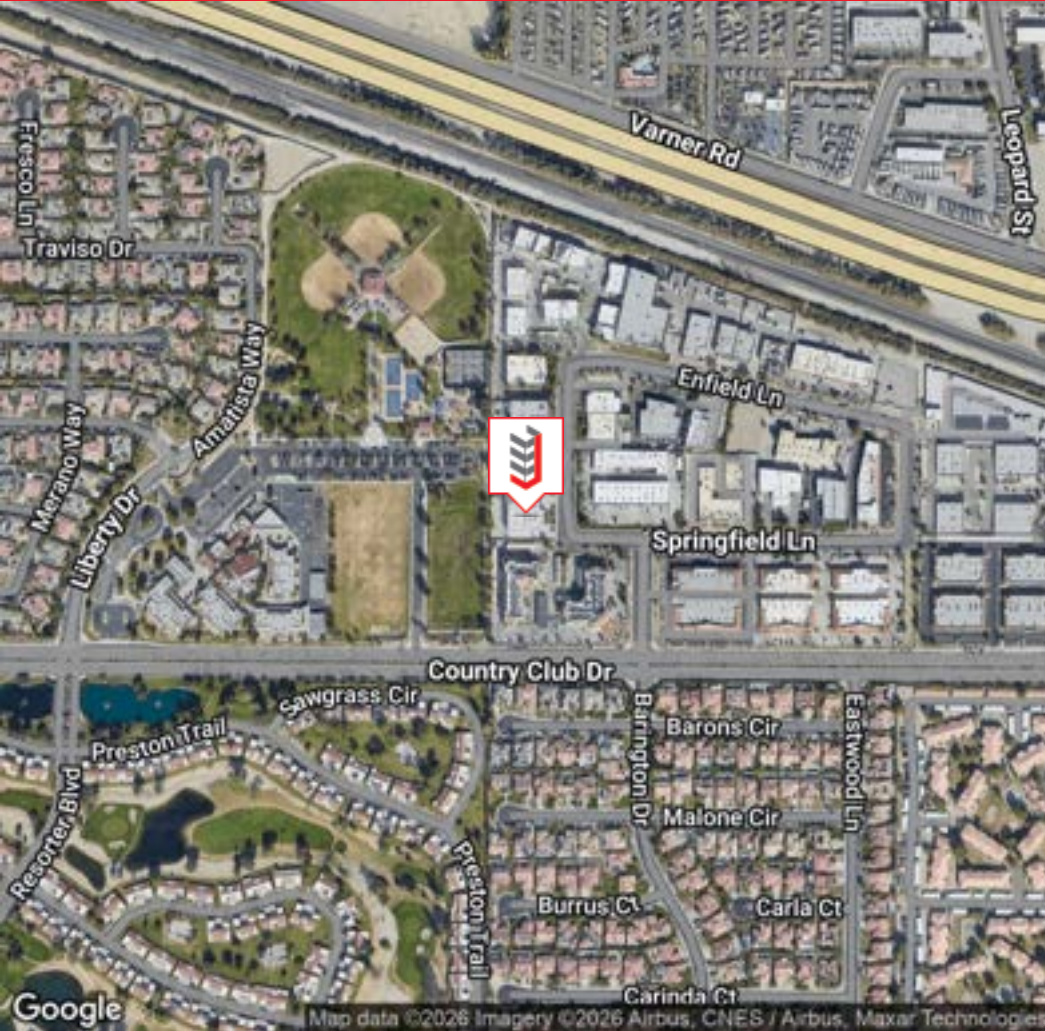
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