

FOR LEASE – NEW CONSTRUCTION

45005 Golf Center Pkwy.
Indio, CA 92201



Offering Summary

Property Type:	Industrial
Lease Rate:	\$1.00 SF/month (NNN)*
Building Size:	65,000 SF
Available SF:	65,000 SF
Lot Size:	3.84 Acres
Zoning:	IP

Property Overview

This approximate 65,000 sf newly constructed industrial building is planned to be delivered in the second quarter of 2023. The office component will be approximately 8,000 sf, consisting of two levels with elevator and stairwell access. The warehouse will be approximately 57,000 sf, and will feature a 24' clear height, two grade level 14' roll-up doors, and three dock high level 10' roll-up doors. Additional building features will consist of high efficiency LED lighting throughout, fire sprinklers, HVAC in the office component and evaporative cooling in the warehouse, Low E glass windows in the office, solar ready, highly reflective roofing system, EV charging stations, and 1,600 amp 3 phase IID (Imperial Irrigation District) electrical service.

Location Overview

Located on the corner of Avenue 45 and Golf Center Parkway in Indio, CA. This site offers easy access to the I-10 freeway and Highway 111.

*Rental rate to be determined, based on Lessee's required buildout.

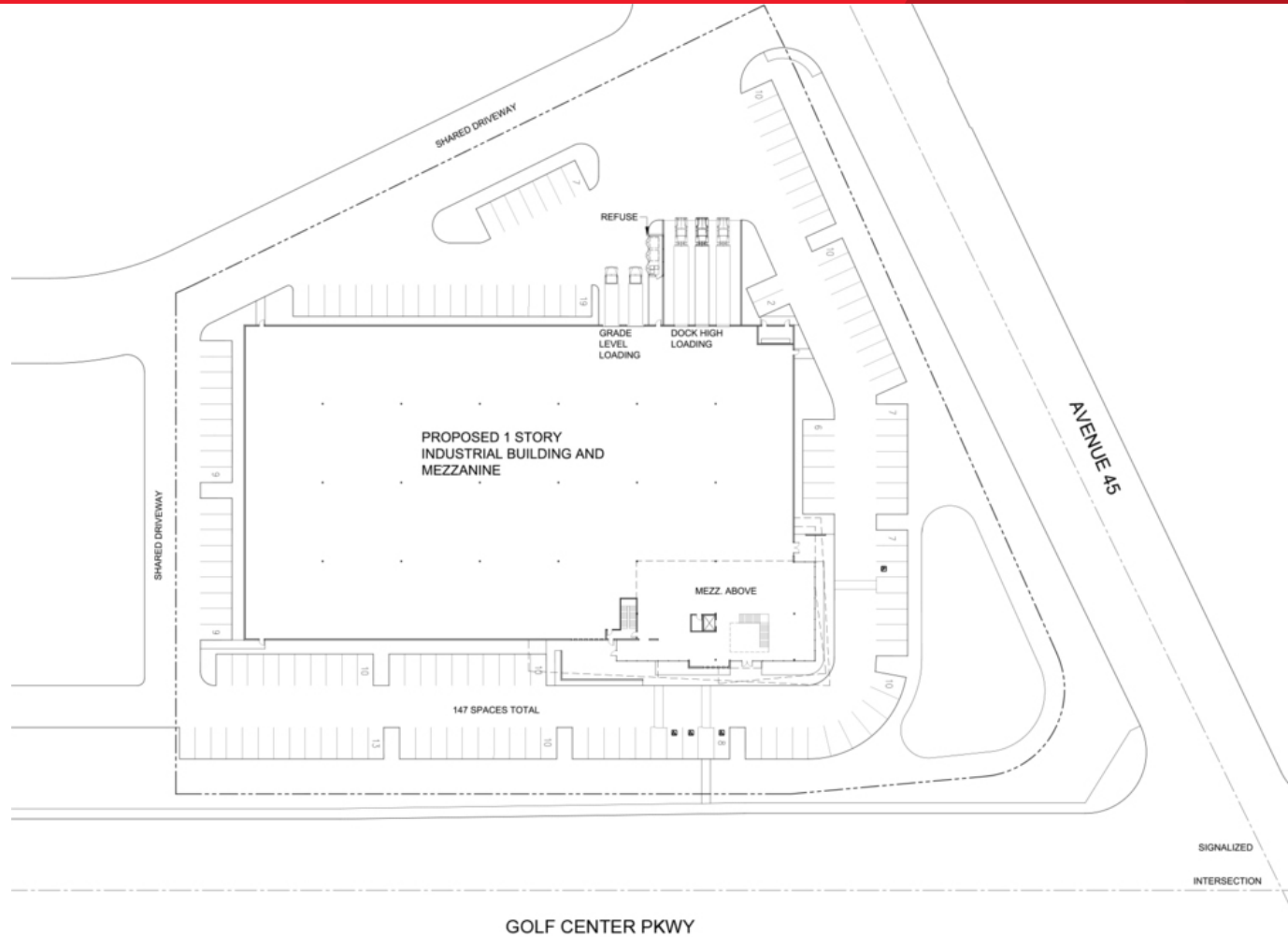
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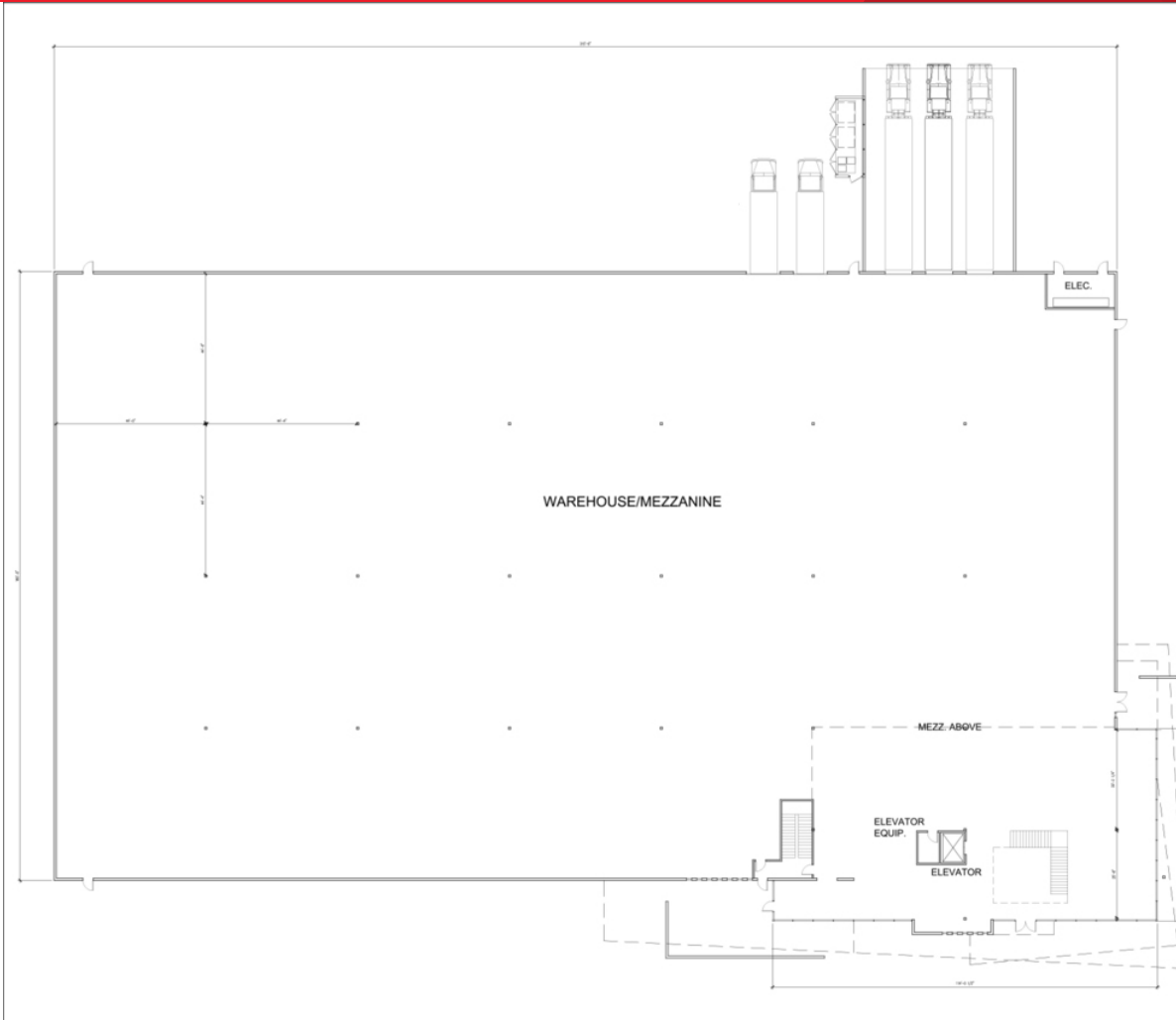




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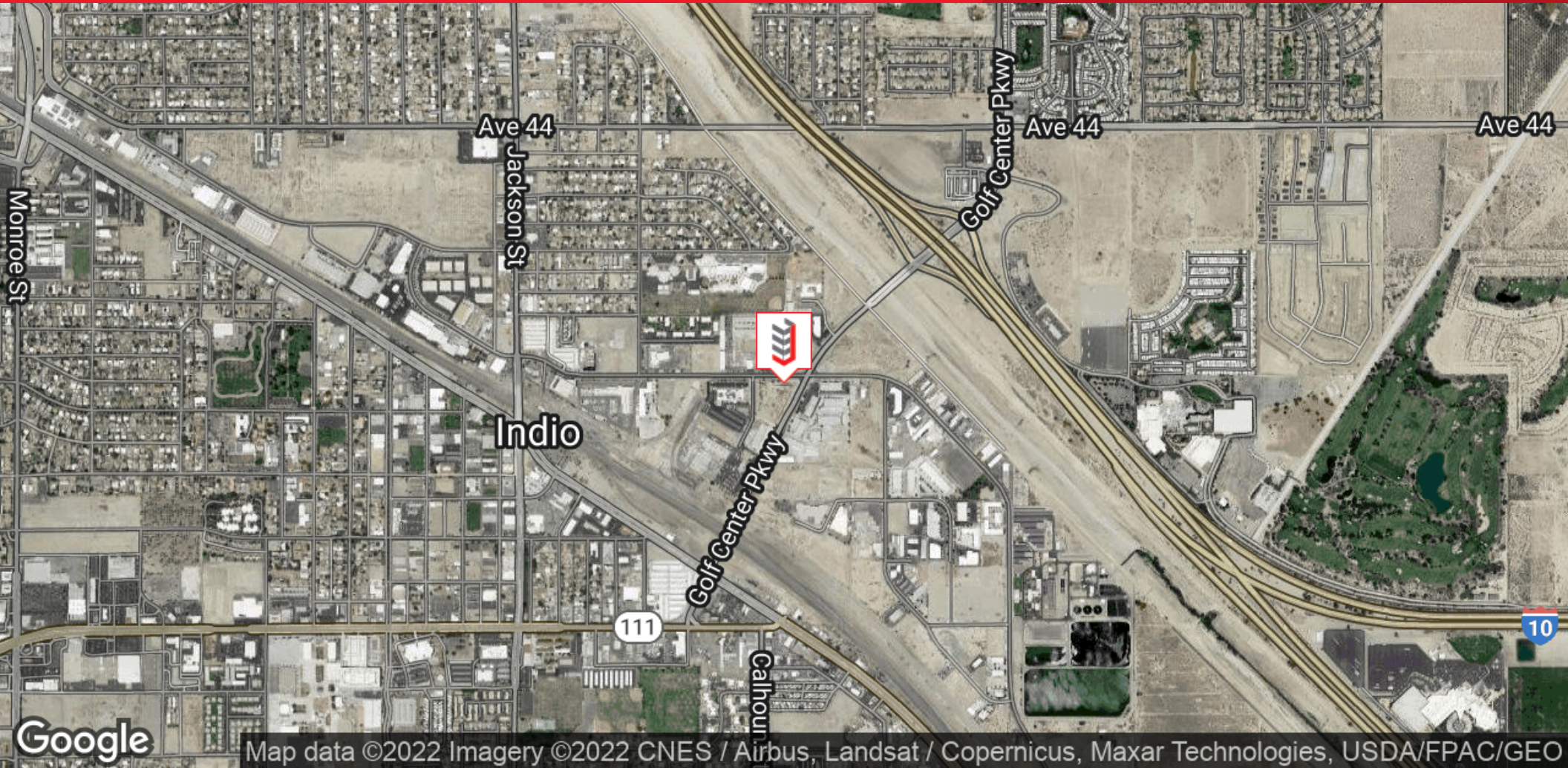
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