

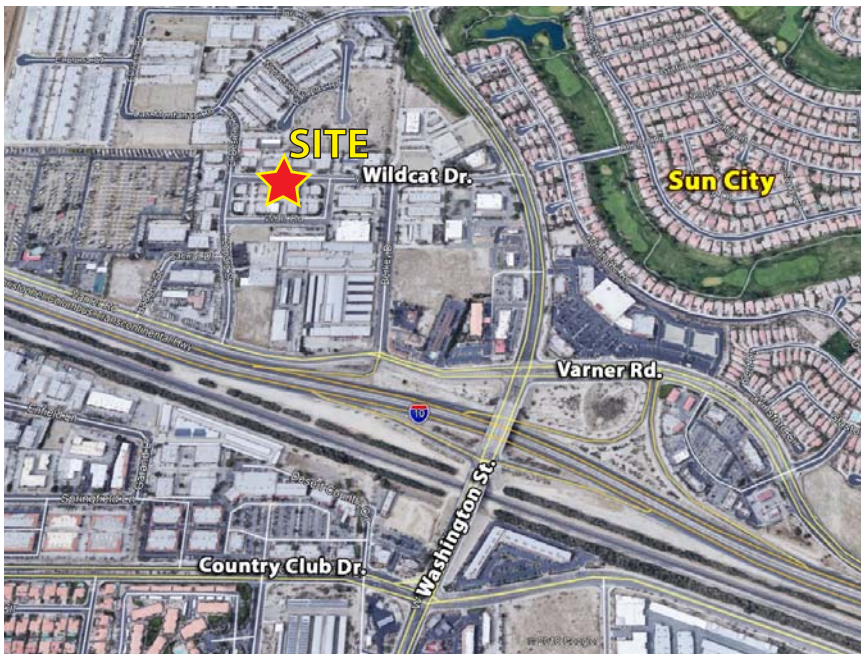
4,284 SF Industrial Flex Building for Sale

DESIRABLE LOCATION: WASHINGTON BUSINESS PARK



77897 Wildcat, Palm Desert, CA
Off Washington St., S. of Wildcat Dr.

Price: \$559,000
Size: 4,284 SF



PROPERTY FEATURES

- Investment Property - Fully Occupied
- Leased Until 12/31/2019
- (2) Roll-Up Doors (12'x12')
- (2) Restrooms
- Easy Access to I-10 Freeway
- Well Maintained Property
- Year Built: 2002
- 8 Parking Spaces
- APN: 626-330-039 (Lot Size: 12,100 SF)
- 400 Amp, 120/208 Volt, 3-Phase / IID
- Zoned: MSC

**PLEASE DO NOT DISTURB TENANTS
BY APPOINTMENT ONLY**



www.baxleyproperties.com
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73712 Alessandro Drive, Ste B-4, Palm Desert, CA 92260

John Marshall
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CAL BRE License # 00684680

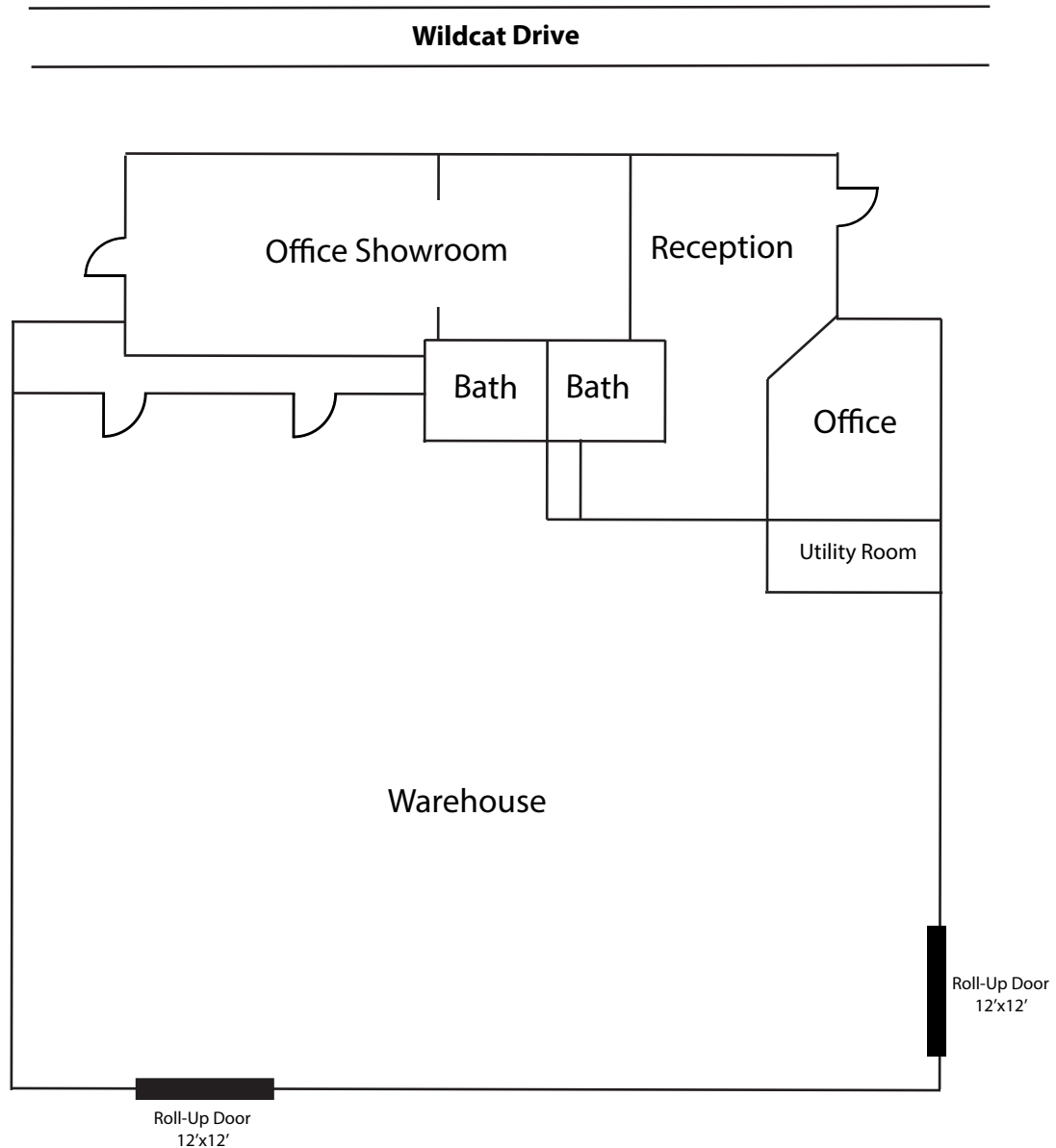
DISCLAIMER:

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

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77897 WILDCAT DRIVE, PALM DESERT, CA

FLOOR PLAN



All measurements are approximate.



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