

# Warehouse Space **FOR SALE OR SUBLEASE**



<b>Available:</b>	Suite 120 (5,019 sf)
<b>Rental Rate:</b>	\$0.95 PSF (\$0.06 psf CAM)
<b>Sale Price:</b>	\$928,500.00 (\$185 psf)
<b>Association:</b>	\$0.06 PSF
<b>Lease Type:</b>	Industrial Gross
<b>Term:</b>	Sub-lease through 2/28/22 (longer term direct lease available)
<b>Possession:</b>	Upon 30 day notice
<b>Parking:</b>	Approx. 14 unmarked spaces

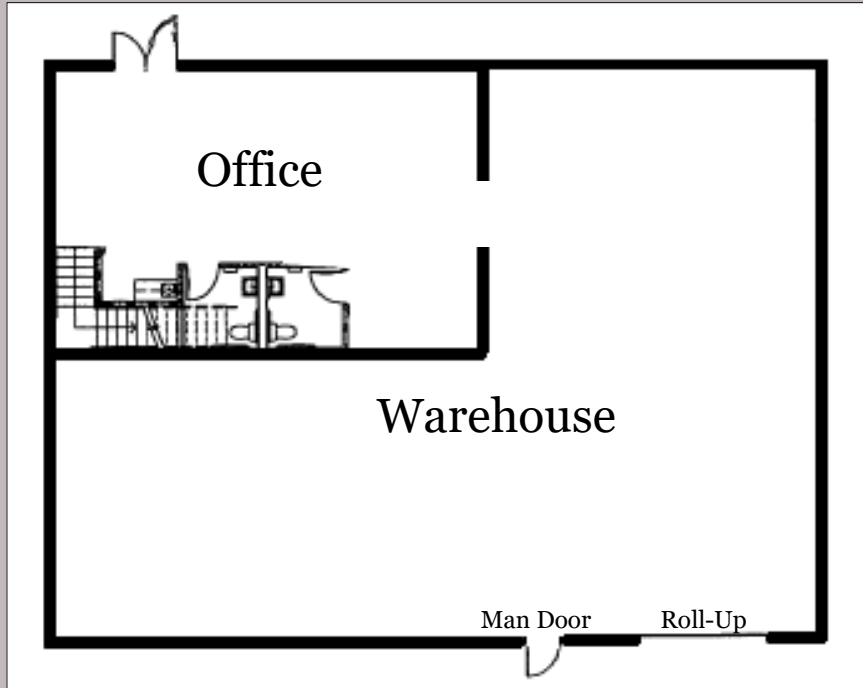
**34-300 Gateway Drive, Palm Desert, California 92211**

- Well-maintained, multi-tenant warehouse business park managed by an association
- Suite 120 contains 1st and 2nd floor office space and ground level roll-up door
- Located in the central business hub of Coachella Valley at Monterey Avenue and Dinah Shore Drive
- Immediate access to the 10 freeway near Monterey Avenue and Dinah Shore Drive
- Directly adjacent to numerous restaurants and big box retail shopping centers

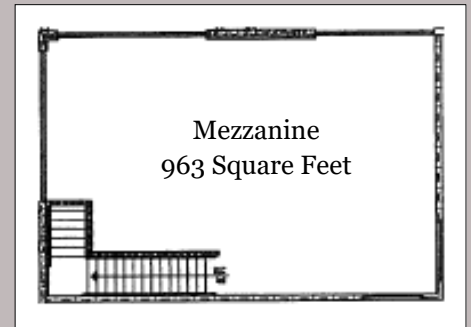


**THE RENKEN COMPANY**  
**492 West Foothill Boulevard, Claremont, CA 91711**  
**Phone: 909.482.1060 | Fax: 909.482.1070 | WWW.RENKENCO.COM**

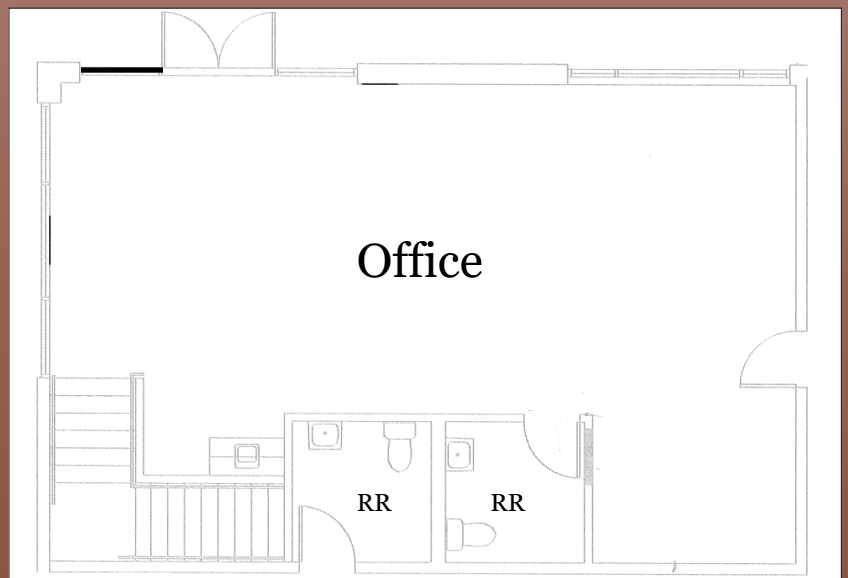
# SUITE 120



2nd Floor



Enlarged Office  
Floor Plan  
(First Floor)



# Warehouse Space **SUBLEASE**



## **CITY OF PALM DESERT, CALIFORNIA**

**For More Information, or to schedule a tour, please contact:**

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