

46780
Clinton Street
Indio, CA
92201

**Offering
Memorandum**

**Exclusively
Listed By:**

Matthew Longstreth

Off: 760-773-3310

Cell: 949-293-1314

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License: 01322594

 **Baxley
Properties, Inc.**



\$1,389,000

Perfect for Owner User

6,250 SF Commercial / Industrial / Retail / Showroom

1/10/2020

PROPERTY SUMMARY



\$1,389,000
\$222.24 PSF



6,250 SF



30 Parking Spaces

This property was the original home of Valley Plumbing who occupied the building for 30 years. This 6,250 square foot building sits on an oversized .56 acre lot with a large secured yard just off of Hwy 111 & Clinton St. in Indio. The configuration is a 3,750 square foot warehouse with dropped ceiling offices, waiting room, break room & reception area. There is also a 2,500 square foot retail/showroom component in the front of the building currently occupied by Precision Audio on a month to month basis. The warehouse has a 2,500 square foot mezzanine for storage which is not included in the total square footage. The large secured yard has enough space for 25 trucks. There is high demand for this type of property and zero supply so this one won't last long. Location, Location, Large Secured Yard, Industrial, Showroom & Retail. This property has it all!

PRICE:	\$1,389,000,000
ADDRESS:	46780 Clinton Street, Indio, CA 92201
BUILDING SIZE:	+/- 6,250 SF
LOT SIZE:	0.56 AC (24,394 SF)
APN:	616-110-003
ZONING:	C-1
YEAR BUILT:	1985
PARKING SPACES:	30
CEILING HEIGHTS:	22 FT
ROLL UP DOOR (16 FT):	1



46780 CLINTON STREET

PHOTOS



OFFERING MEMORANDUM

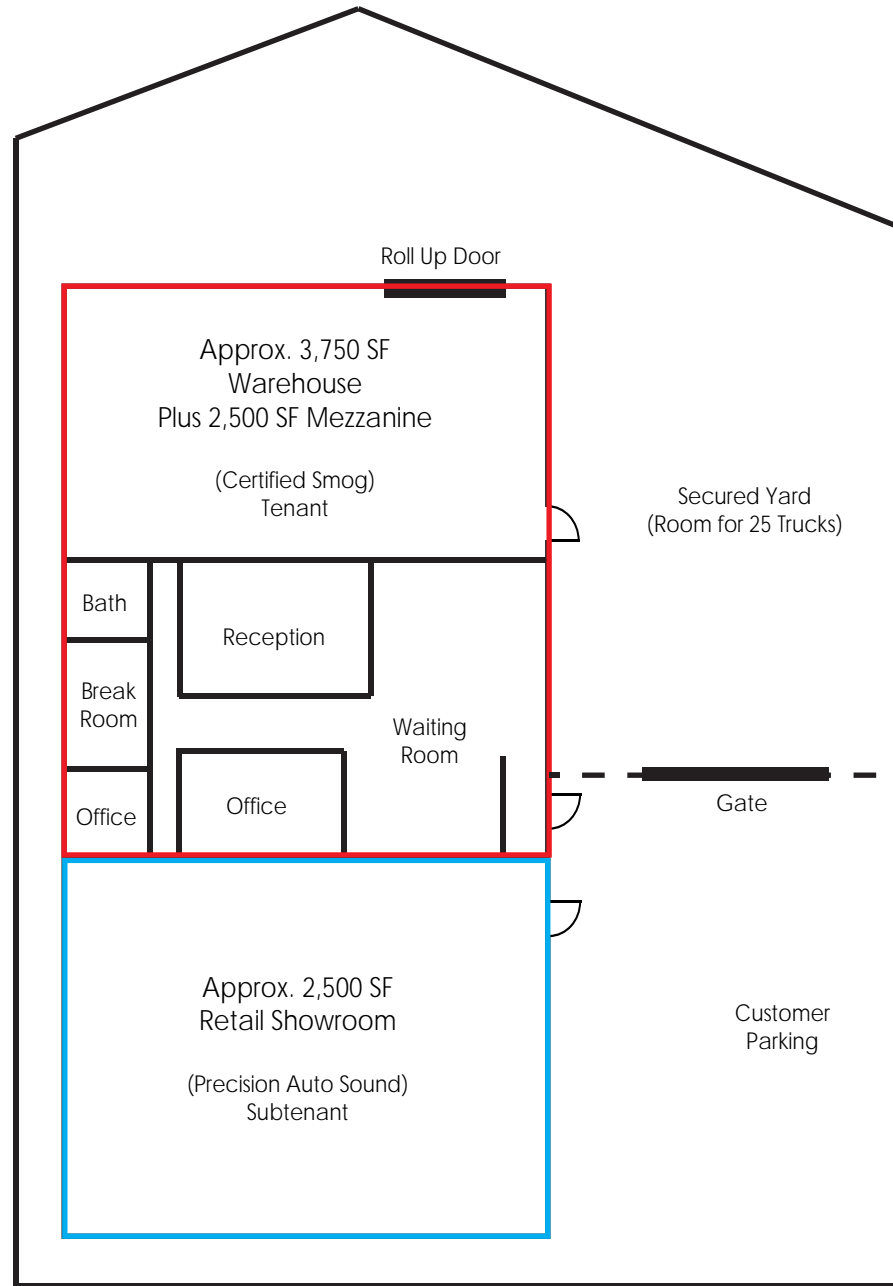
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PHOTOS

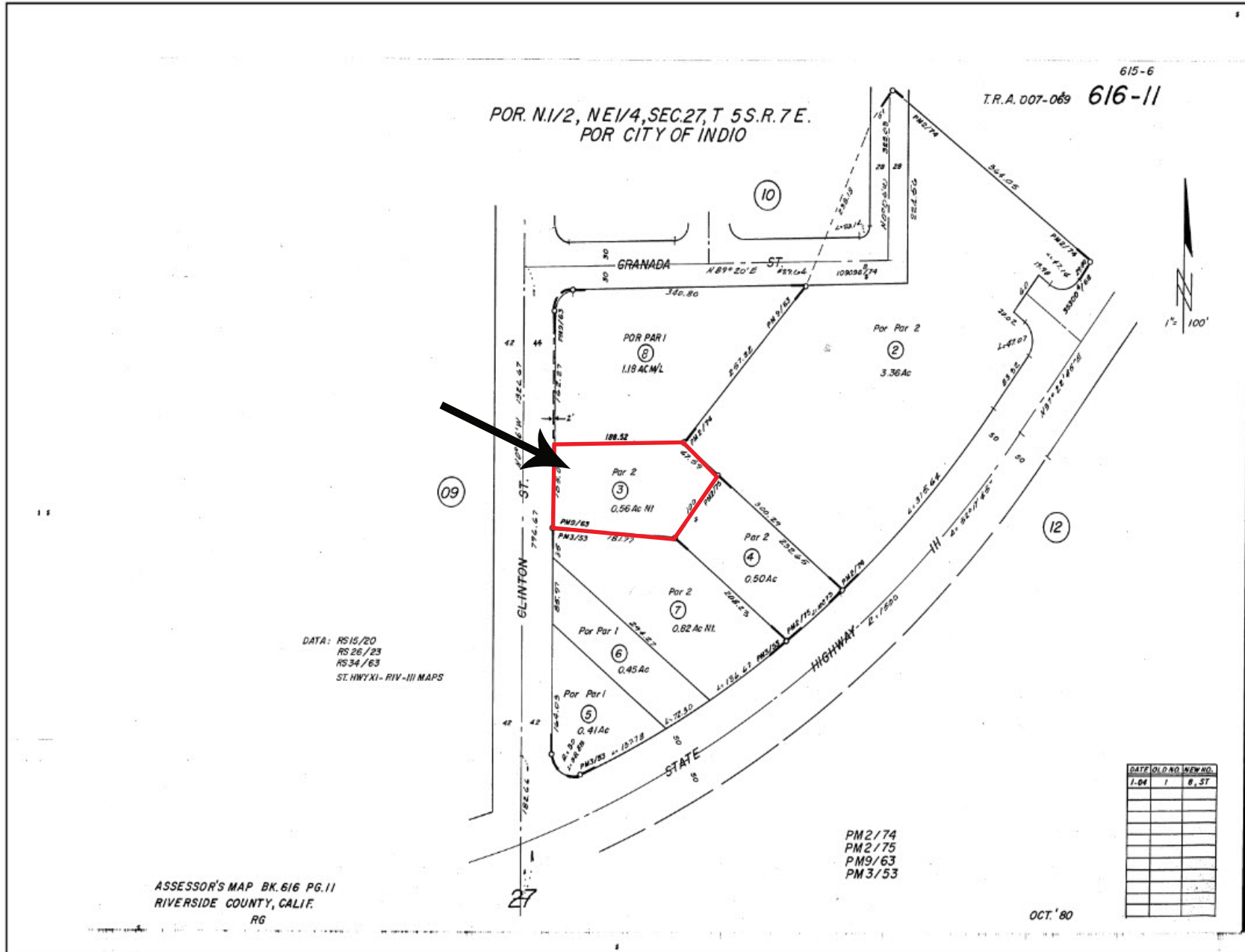


OFFERING MEMORANDUM

FLOOR PLAN



PLAT MAP





MAP

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