

INVESTMENT OPPORTUNITY - INDUSTRIAL BUILDING FOR SALE

HEART OF COOK STREET BUSINESS AREA

**PRICE
REDUCED!**



SIZE: 10,000 SF - \$1,600,000

41951 CORPORATE WAY, PALM DESERT, CA 92260

Multi-Tenant Office / Showroom / Warehouse Business Center

- Pride of Ownership Maintenance
- Prime Mid Valley Business Location
- Just Off Cook St. - Quick Access to I-10
- Reinforced Concrete Construction
- Built in 1988
- Plenty of Parking



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

Irene Di Vito
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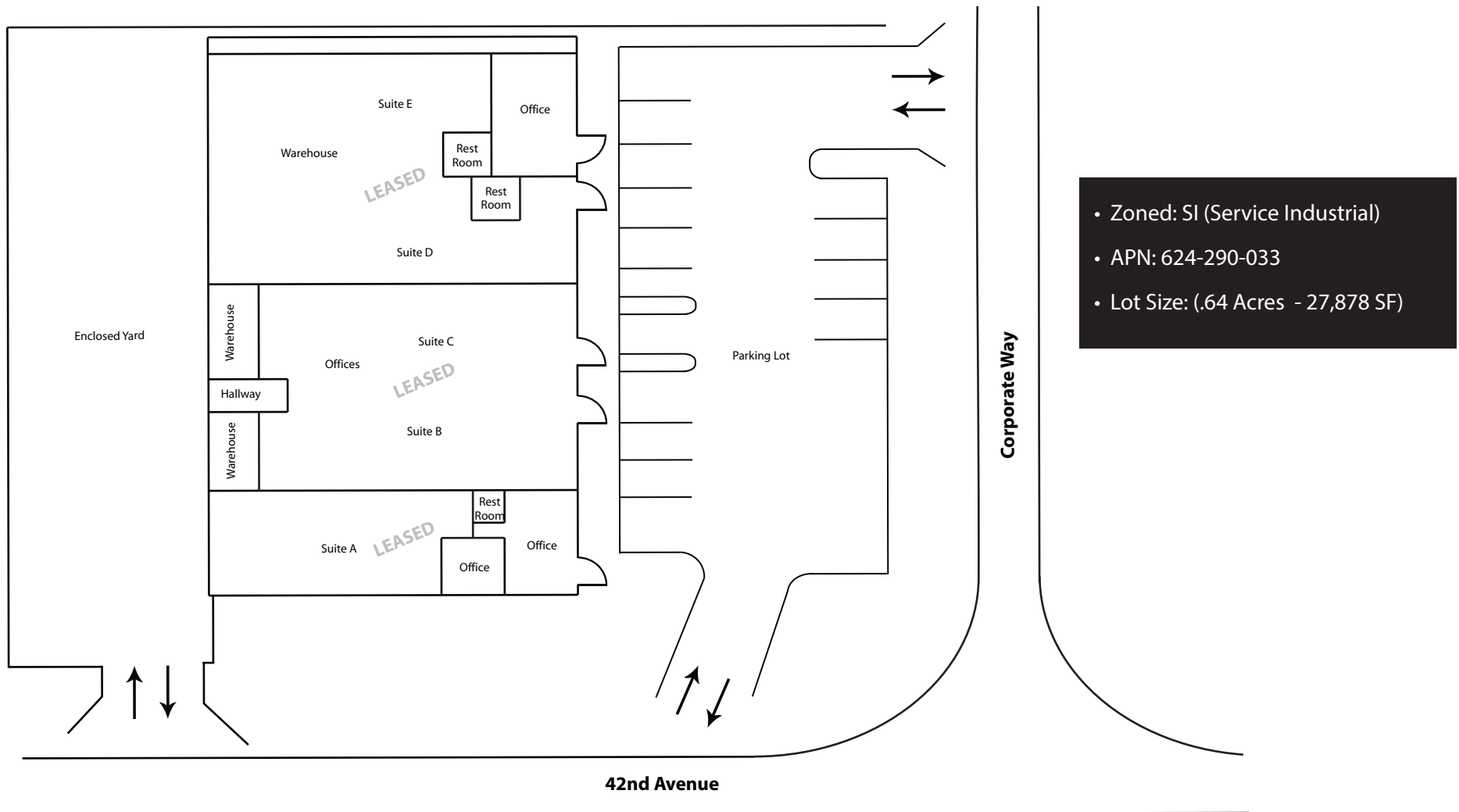


DISCLAIMER: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

4/7/2020

INVESTMENT OPPORTUNITY - INDUSTRIAL BUILDING FOR SALE

41951 CORPORATE WAY, PALM DESERT, CA 92260: FLOORPLAN



- Zoned: SI (Service Industrial)
- APN: 624-290-033
- Lot Size: (.64 Acres - 27,878 SF)

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INCOME STATEMENT
Office / Warehouse Investment



For More Information, Please Call
Irene DiVito (760) 773-3310
www.baxleyproperties.com

Property Information

Address 41951 Corporate Way
City Palm Desert
Zip Code 92260
Cross St. 42nd off Cook St.
SF 10,000
APN 624-290-033
Zoning C-1
Year Blt 1980
Parking Ample
Lot Size .64 Acres (27,878 SF)



Financial Information

Price	\$1,600,000.00		
Income	Gross Scheduled Income		\$137,100.00
	Gross Operating Income		\$137,100.00
Expenses	NEW RE Taxes	\$22,500.00	
	Insurance	\$2,400.00	
	Water	\$1,500.00	
	Gardening/Landscaping	\$2,000.00	
	Edison	\$600.00	
	Burrtec	\$2,000.00	
	Repair & Maintenance	\$1,500.00	
	Total Operating Expenses		\$32,500.00
	Net Operating Income		\$104,600.00
	CAP Rate	6.5%	
	PSF	\$160.00	

Tenant Information

Suite	Tenant	Space SF	Monthly Total	Lease Exp.
A	Tenant	2,000	\$2,825.00	9/1/2023
B & C	Tenant	4,000	\$4,400.00	6/1/2021
D & E	Tenant	4,000	\$4,200.00	12/1/2022
TOTALS		10,000	\$11,425.00	

*Leases include \$.15/SF NNN, yearly increases, and options to extend.

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