

Industrial Condo For Lease

Major Industrial Park | Palm Desert, CA



3,000 SF
**Office/
Warehouse**
\$2,200/Mo.
Mod. Gross



74991 Joni Drive, Unit #14

Palm Desert, California 92211

Property Highlights:

NEW BLENDED RATE

- Approx. 3,000 SF Condo
- First Floor = 2,100 SF (Warehouse, Office, 1 Restroom)
- Second Floor = 900 SF (Offices & 1 Restroom)
- BONUS: Mezzanine (Approx. 400 SF - Not Included in SF)
- Highly Sought After Industrial Condo
- 220 Volts with 3-Phase Power
- New Evaporative Cooler in Warehouse & Central Air in Offices
- Zoned: (S-I) Which Allows for Most Industrial Uses
- Freeway Accessible - Served by the I-10 and Cook St. Exit

Baxley Properties, Inc.

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.



For information, please contact your exclusive listing agent:

Matthew Longstreth
Executive Vice President
760-773-3310 Main
matthew@baxleyproperties.com
DRE License #01322594

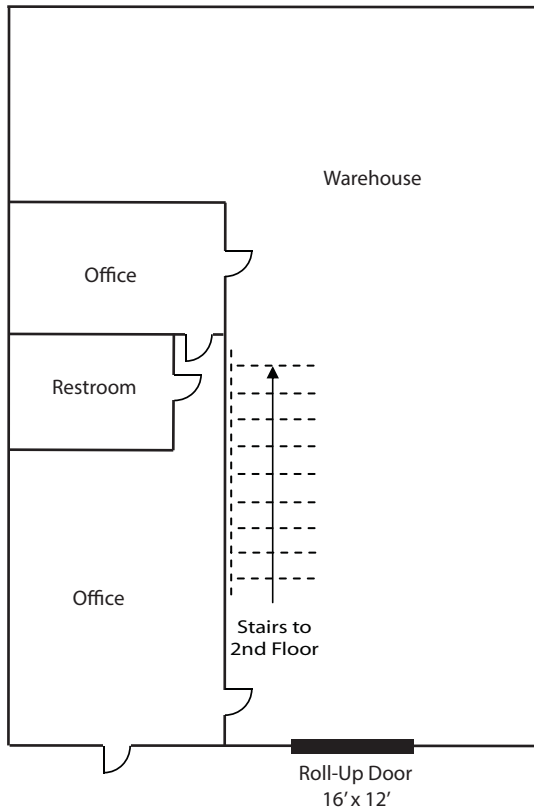
73712 Alessandro Dr., Ste. B-4
Palm Desert, CA 92260
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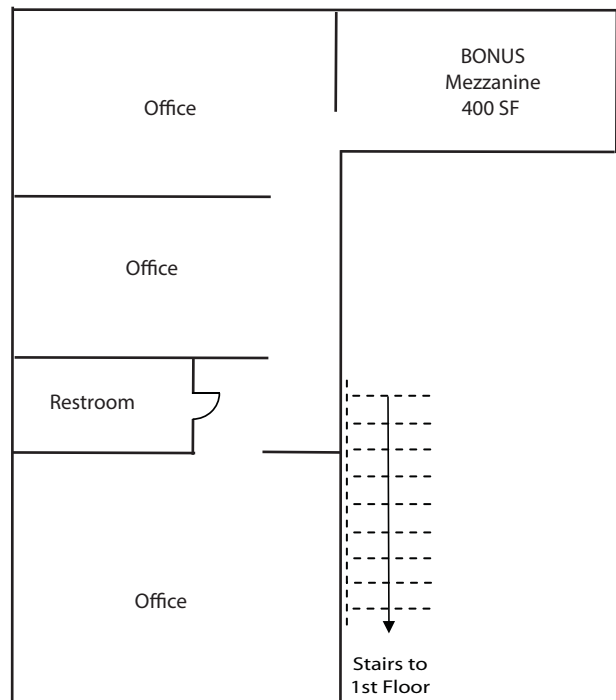
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Approx. 3,000 SF

1st Floor
2,100 SF



2nd Floor
900 SF



All measurements are approximate.



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City of Palm Desert

Palm Desert lies at the midpoint of the Coachella Valley allowing its businesses to service both ends of the Coachella Valley. It features various access points from the Interstate-10 Freeway including both Cook Street and Monterey Avenue which can be used to reach Palm Desert, along with other main arteries such as Highway 111, Fred Waring Drive, Country Club Drive, Frank Sinatra Drive, Gerald Ford Drive, Dinah Shore Drive, Portola Avenue, and Deep Canyon Drive making this a highly accessible city from all points of the Coachella Valley.

Palm Desert is a thriving, year-round community with the natural beauty and recreational amenities of a resort destination. It features big-city resources in a friendly, small-town setting. Here you will find first-class educational and health care facilities, a flourishing real estate market, abundant job opportunities, safe and clean streets, and plentiful shopping.

Zoning Description

The subject property is directly serviced by the Interstate-10 Freeway and Cook Street exit. It is also accessible from numerous arteries like Highway 111, Fred Waring Drive, and Country Club Drive. The site is zoned Service Industrial. The S-I zoning allows for equipment maintenance and storage facilities, maintenance facilities, pest control facilities, preparation of foodstuffs, production of home and office décor accessories, vehicle service, and other related uses.

Please contact agent for a complete list of permitted and prohibited uses.



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