

# Industrial Warehouse / Office Space for Lease



Contact:  
**Ingrid Baddour, CCIM**  
 DRE#00751437  
 For more information  
 about this property  
 760-322-9032 Ext. 6

Email:  
 Ingrid@  
 BaddourRealEstate.com  
[www.BaddourRealEstate.com](http://www.BaddourRealEstate.com)

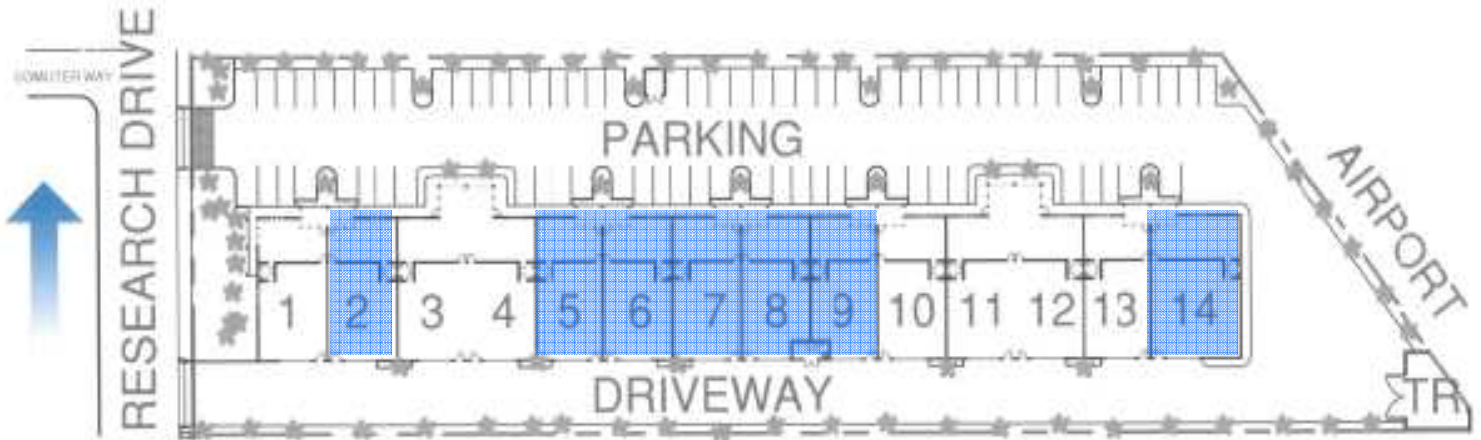


**820 RESEARCH DR. PALM SPRINGS, CA**

**SPACE SIZE:** 2016 Sq. Ft. to 16,128 Sq. Ft.  
**BLDG SIZE:** TOTAL 30,000+/- SQ. FT/  
**ZONING:** M-1 LIGHT INDUSTRIAL Many uses allowed  
**USE:** OFFICE / SHOWROOM  
 WAREHOUSE / AUTO STORAGE  
**TERMS:** .50 per sq. ft. monthly base rent  
 .28 per sq. ft. NNN costs



**Comments:**  
 Well designed 6 year old building located near the DMV and close to the west side of the Palm Springs International Airport. Easy access to Hwy 10. Front office with restroom and A/C. Back warehouse with roll up and walk in door, 20' high ceilings and cooled by desert coolers. Some units have more offices, complete A/C, etc. Call for specific floor plans or see page 2.



The above information, while not guaranteed, has been obtained from sources deemed reliable and is subject to change without notice. Lessee must verify information and bears all risks for any inaccuracies. 091809

Available Spaces	Size	Rent	NNN	Total
<b>Unit #2</b> Typical flex space with 600 SF of office and balance in warehouse w/rollup.	2016	\$1008.00	\$564.48	\$1572.48
<b>Unit #5</b> Two additional offices and a smaller warehouse.	2016	\$1008.00	\$564.48	\$1572.48
<b>Unit #6</b> Typical flex space with 600 SF of office and balance in warehouse w/rollup	2016	\$1008.00	\$564.48	\$1572.48
<b>Unit #7, 8</b> Double unit. Cannot be separated.	4032	\$2016.00	\$1128.96	\$3144.96
<b>Unit #9</b> Typical flex space.	2016	\$1008.00	\$564.48	\$1572.48
<b>Unit #14</b> Larger space at end of building.	2835	1418.00	\$793.80	\$2211.80

