

# Industrial Warehouse / Office Space for Lease

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1401 N. Palm Canyon Drive

Suite 200

Palm Springs, CA 92262

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Phone: 760-322-9032

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<b>LOCATION:</b>	188-304 West San Rafael Palm Springs, CA 92262
<b>SPACE SIZE :</b>	1125 Sq. Ft. Each Unit
<b>ZONING:</b>	M-1
<b>USE:</b>	Warehouse / Storage / Light Manufacturing
<b>TERMS:</b>	\$506.00 Per Month, Per Unit 3-5 Years
<b>APN:</b>	#669-452-028, #669-452-040
<b>MLS:</b>	#41366797

**Two Industrial Buildings, with units both front & back. Six Units Available (292, 294 & 296-F&R ) each with Washroom, & Evaporative Cooler. Sliding Doors for Vehicle Drive-In and Pedestrian Walk-Thru Door. #'s 292-296 previously leased as one unit-total 6,750 S/F - offering three loading docks, one drive-in bay, 1/3 of space is office, rest warehouse. Office A/C , warehouse Desert Cooler. Owner will divide for smaller user & right terms. See diagram for location of units or call office for more information. North of Racquet Club Road, between North Indian Canyon & North Palm Canyon Drive - on North side of street.**

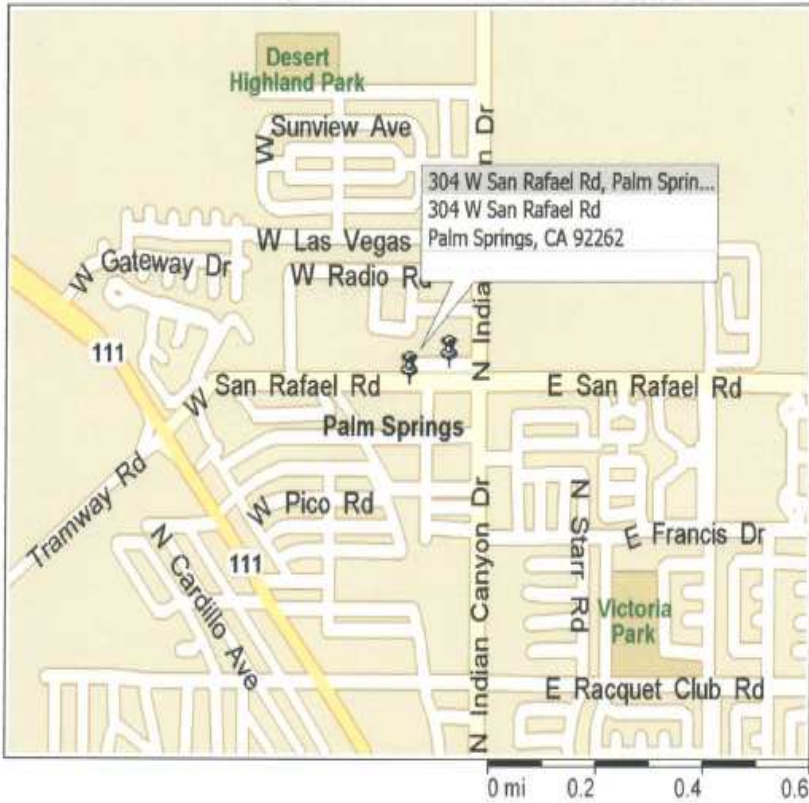
The above information, while not guaranteed, has been obtained from sources deemed reliable and is subject to change without notice..

Lessee must verify the information and bears all risks for any inaccuracies. 030910



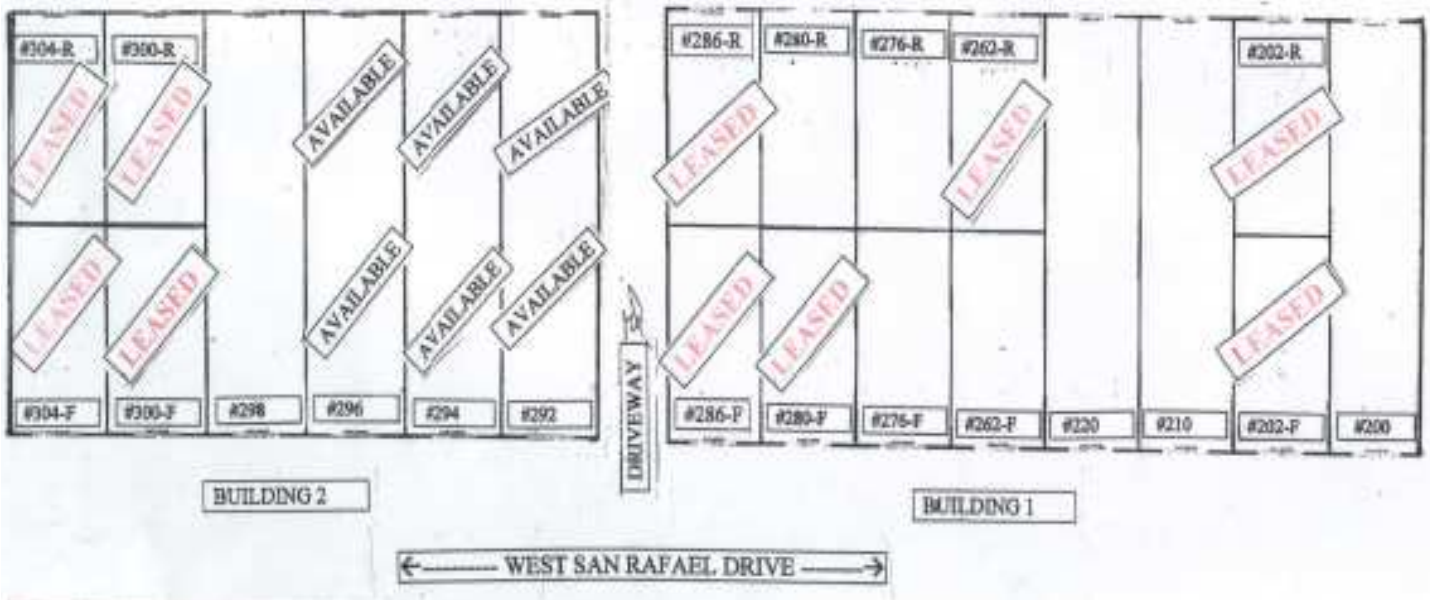
**BADDOUR & ASSOCIATES**  
COMMERCIAL REALTORS

### Palm Springs, California, United States



**\* DIAGRAM IS FOR DEMONSTRATION PURPOSES ONLY & NOT TO SCALE \***

**\*\*BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE \*\***



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