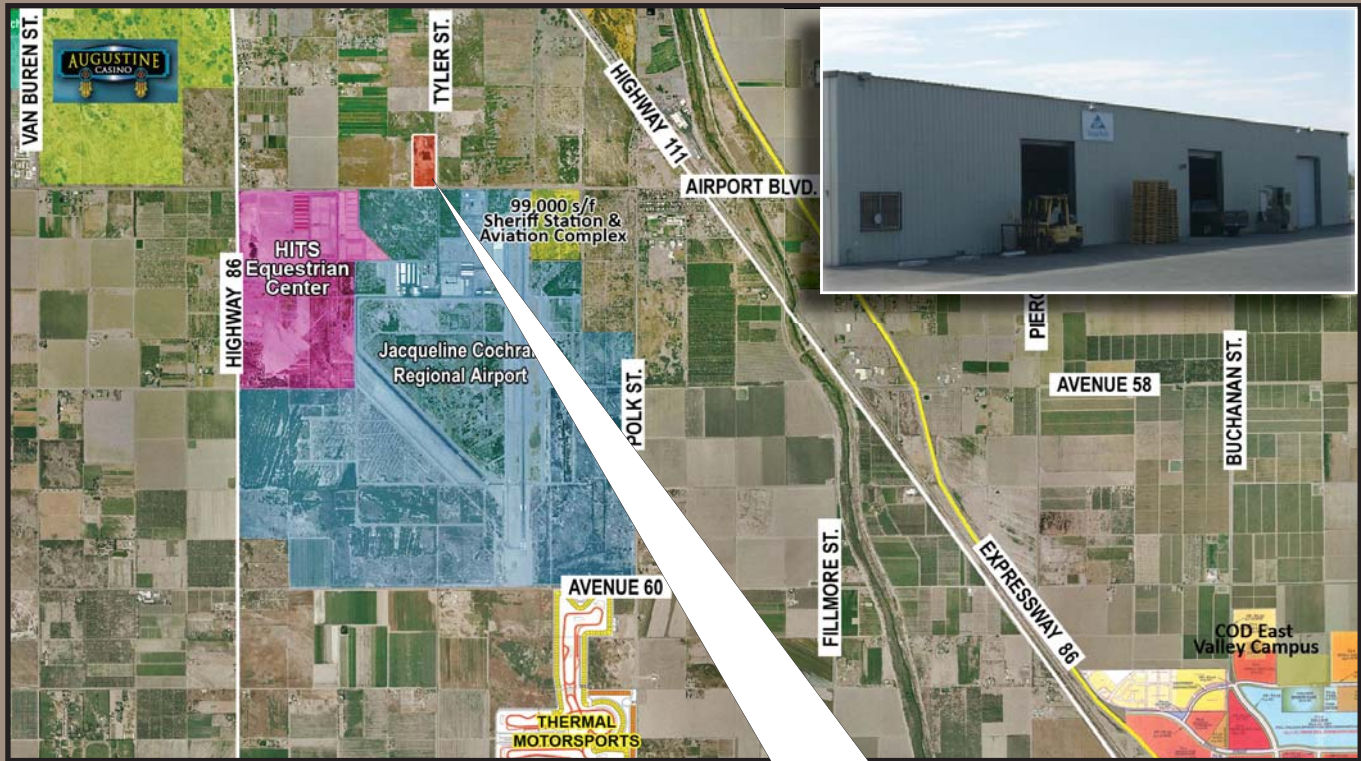


*For Sale or Lease*

# INDUSTRIAL BUILDING with OUTSIDE STORAGE

55-755 Tyler Street • Thermal, California



## FEATURES:

- 7,500 sq. ft. Industrial Building on 19.43 acres
- MSC - Manufacturing Service Commercial
- Enterprise Zone and Empowerment Zone Benefits
- Great location across from Jacqueline Cochran Regional Airport
- Across from the acclaimed HITS Horse Show & new \$42 million 99,000 sf Sheriff Station
- New interchange at Airport Blvd & Expressway 86
- New overpass at Airport Blvd & Highway 111
- Sale Price: **\$2,539,112** (\$3.00/sf)



*Site Plan on Reverse*

111808

Revised 03/27/17sv

*For further information, please contact:*

**Susan Harvey**

**Paula Turner**

DRE License # 00957590

DRE License # 00702492

*Or Visit us at our Website:*

[www.desertpacificproperties.com](http://www.desertpacificproperties.com) • E-mail: [admin@dppllc.com](mailto:admin@dppllc.com)

The information herein has been obtained from various sources.  
We have no reason to doubt its accuracy, but do not guarantee it.

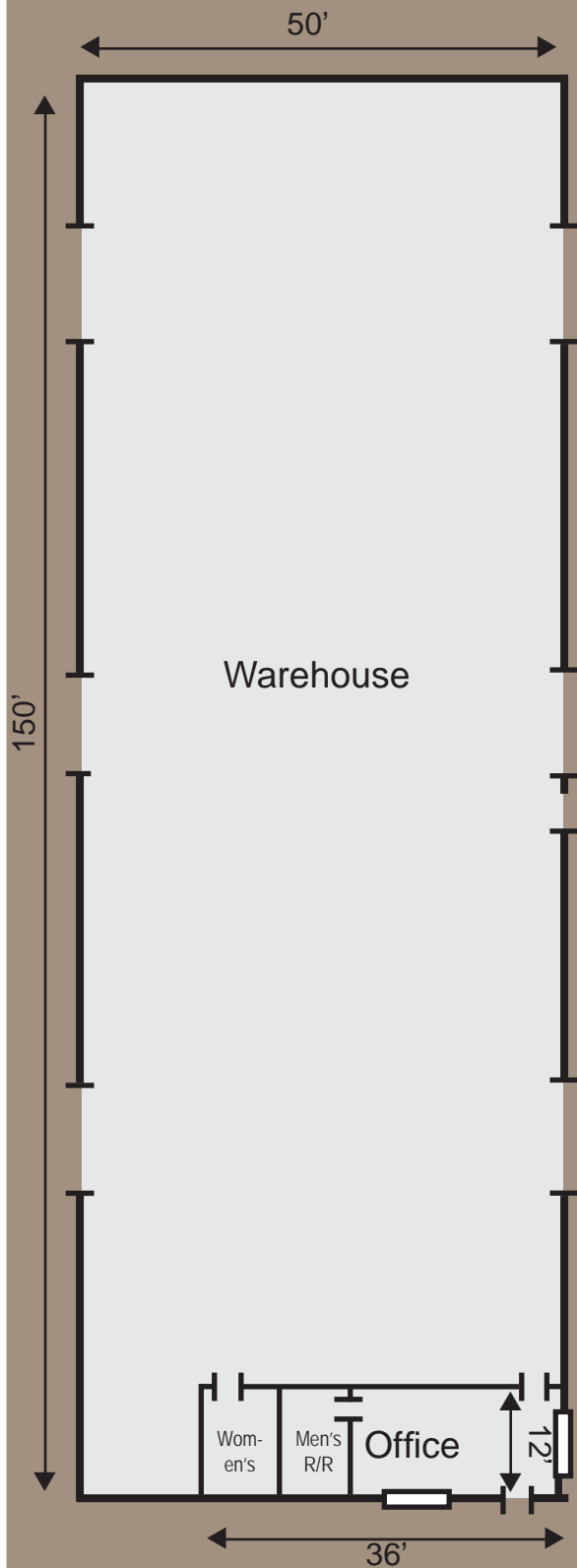
  
**Desert Pacific**  
**PROPERTIES, INC.**

77-933 Las Montanas, Suite 101 • Palm Desert, CA 92211

**(760) 360-8200 fax (760) 360-7580**

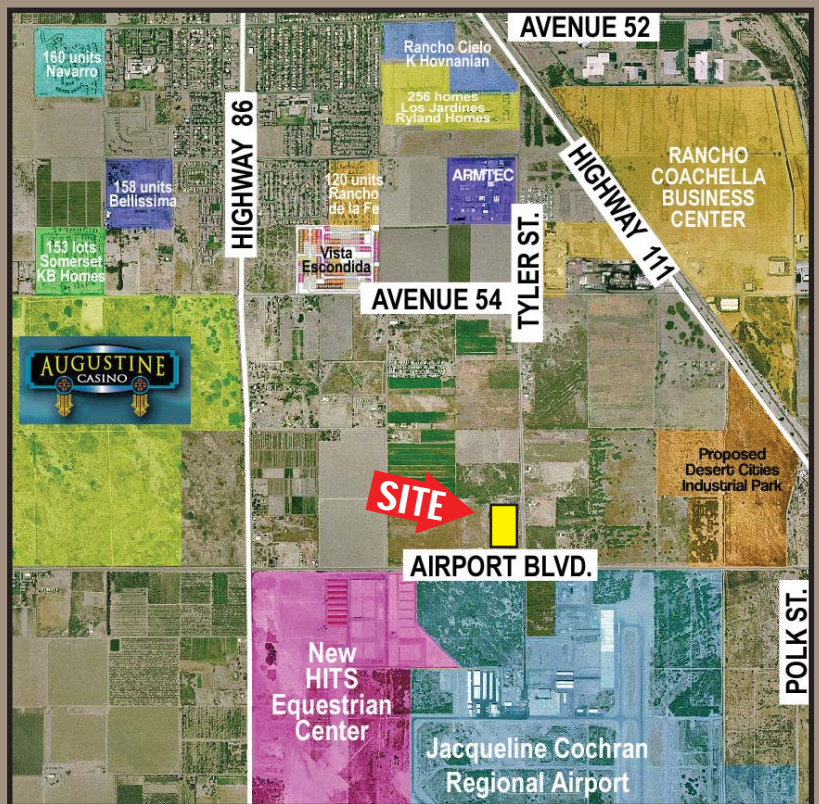
# Site Plan

(55-755 Tyler Street)



## Site Amenities

- **Building:** 7,500 s/f Insulated Metal Building includes 432 s/f Office
- **Parcel Size:** 19.43 acres
- **Electric:** 400 Amp / 440-220 Volt
- **Ceiling:** 19'18"
- **Roll-ups:** Six 14' high Roll-up Doors
- **APN #:** 763-250-031
- **Thomas Guide:** 5531 D4
- **Zoning:** M-SC
- **General Plan:** LI (Light Industrial)
- **Water:** 24" line water main on Airport Blvd.
- **Sewer:** 18" force main line on Airport Blvd.



Site Aerial