

# 10,000 SF WAREHOUSE FOR LEASE ON 2 ACRES WITH FENCED YARD

**Opportunity  
ZONE**



**15110 N. INDIAN CANYON, NORTH PALM SPRINGS, CA**

## FEATURES

- 10,000 SF Warehouse on 2 Acres
- Fenced/secured yard
- In the Opportunity Zone with possibilities for tremendous tax benefits
- 3 bed/3bath 1,000 SF Modular Home included in lease
- Existing well on the property
- Easy access to I-10
- 4 roll up doors

**LEASE RATE: \$11,000/MO MG**



**VICINITY MAP**

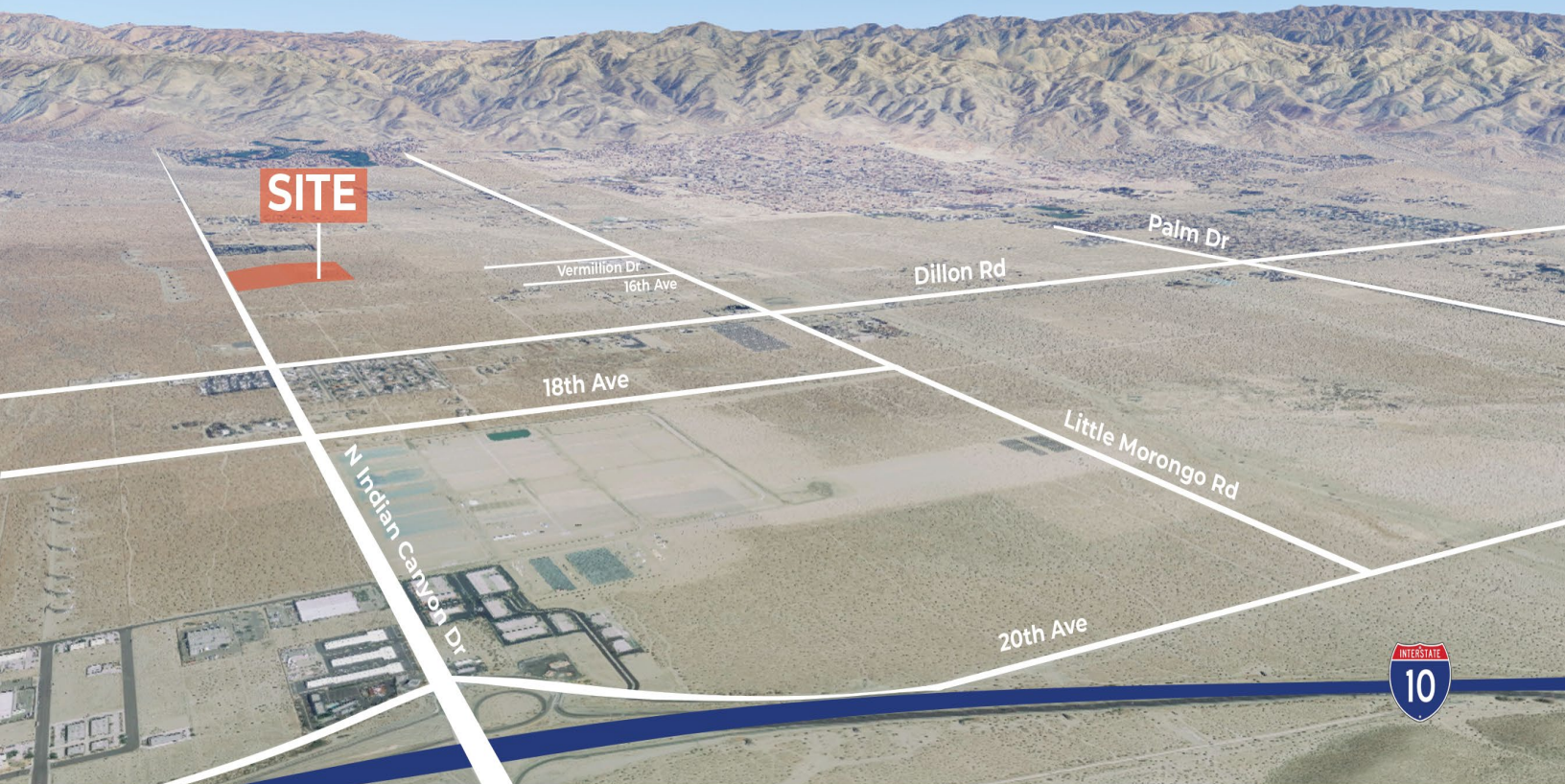
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# 10,000 SF WAREHOUSE ON 2 ACRES FOR LEASE



## SITE AMENITIES

- Site Address: 15110 N. Indian Canyon, Palm Springs, CA 92240
- APN: 666-050-001
- Parcel Size: 9.7 Acres
- Zoning: W-2 (Controlled Development)
- General Plan: RR (Rural Residential)
- Utilities: Electrical: 400 AMP/3Phase  
Water: Well
- Flood Zone: 500 year
- Earthquake Fault Zone: No
- Clear Height: 19'
- Year Built: 2007

### WHAT IS AN OPPORTUNITY ZONE?

- **Why is investing in an Opportunity Zone better than a 1031 Exchange?**

**Temporary Deferral:** Similar to a 1031 Exchange.

**Step-up in Basis:** After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

**Permanent Exclusion:** After 10 years the capital gains are permanently excluded from taxable income.

**For More Information Please Visit:**

[www.DesertPacificProperties.com/OpportunityZone](http://www.DesertPacificProperties.com/OpportunityZone)



760-360-8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

Disclaimer: The information herein has been obtained from various sources. While we have no reason to doubt its accuracy, we do not guarantee it.