



60,000 SF INDUSTRIAL BUILDING RANCHO COACHELLA BUSINESS CENTER



**Opportunity
Zone**

53-603 POLK STREET, COACHELLA, CA

FEATURES

- 60,000 SF state of the art distribution facility
- 52,000 SF warehouse/8,000 SF office
- Easy access to I-10 & Expressway 86
- 30' clear height
- Low cost power (IID)
- Expansion plans for additional 10,000 SF
- Adjacent 5 acres parcel available for sale
- Located in the cannabis zone overlay, will need zone change to M-S

Asking Price: \$8,100,000 (\$135 SF)



VICINITY MAP

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#693 10/09/20 SV

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FLOOR PLAN



SITE AMENITIES

- **Zoning:** M-H (Heavy Industrial)
- **Building Size:** 60,000 sq. ft. (9 offices & conference room)
- **Parcel Size:** 4.76 acres
- **Parking Spaces:** Handicap - 4
Non-covered front - 28
Non-covered back - 69
Covered - 17
Truck - 8
- **APN:** 763-141-042
- **Power:** 600 AMPS/480 3 Phase Power
- **Year Built:** 2008
- **Construction Type:** Tilt Up
- **Ceiling Height:** 18' - 8,000 SF
30' - 52,000 SF
- **Expansion:** Plans for 10,000 SF additional
- **Roll-Up Doors:** 8 roll up truck dock & 2 roll up dock will call
- Sprinklered racking system



Office Area



Warehouse Area



Outside Area

