

.95 ACRE INDUSTRIAL LOT

DINAH SHORE DRIVE, PALM DESERT



NWC DINAH SHORE DRIVE & SPYDER CIRCLE, PALM DESERT

FEATURES

- Great central valley location on the Dinah Shore Drive industrial corridor in Palm Desert
- Easy access to Interstate 10 at Monterey Ave. and Cook St.
- Prominent corner lot with 280 ft of frontage on Dinah Shore
- Join other Dinah Shore businesses such as Carmax, Bedrosians Tile & Stone, Garage Town USA, and Eisenhower Medical
- Just one-half mile from the major Monterey Ave. retail corridor, with retailers like Walmart, Sam's Club, Costco, Kohl's, Starbucks, Chick-fil-a, and more
- Flexible zoning allows for a wide variety of uses such as medical laboratories, professional offices, vehicle storage, warehousing, storage facilities, etc.

PRICE: \$750,000 (\$18.12/SF)

VICINITY MAP



Desert Pacific
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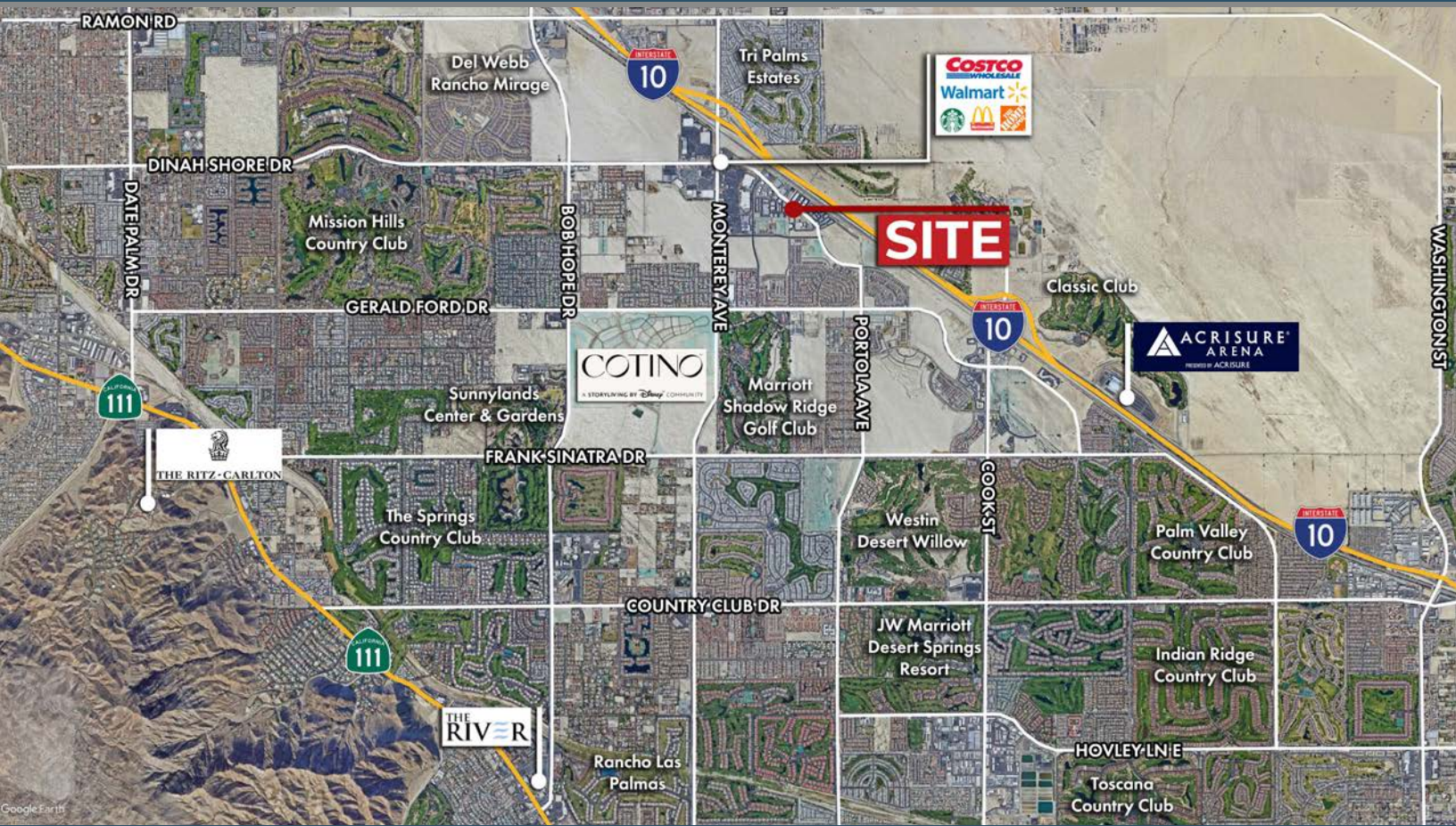
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.95 AC INDUSTRIAL LOT, PALM DESERT

AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** Property is located at the northwest corner of Dinah Shore Drive and Spyder Circle in Palm Desert, CA.
- **APN:** 694-240-020
- **Parcel Size (According to County Assessor's Information):** 0.95 Acres (41,382 SF)
- **Zoning:** SI (Service Industrial)
- **General Plan:** Employment
- **Water:** 18" water line in Dinah Shore Dr.
- **Sewer:** 8" sewer line in Dinah Shore Dr.
- **Comments:** The property is strategically positioned along a prominent industrial corridor, offering a prime location with exceptional connectivity. It provides seamless access to all major cities within the valley, making it an ideal hub for business operations.

SITE RENDERING*



*Rendering includes adjacent parcel. Adjacent parcel also available for sale.

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.