HEAVY INDUSTRIAL CONDO | ±2,469 SF

45130 Golf Center Parkway, Condo G-7 | Suite A, Indio, CA 92201

For Sale: $679,000

MEADE COMMERCIAL



KATE RUST
Partner
DRE# 01267678
kate@meadecommercial.com
760-409-1532

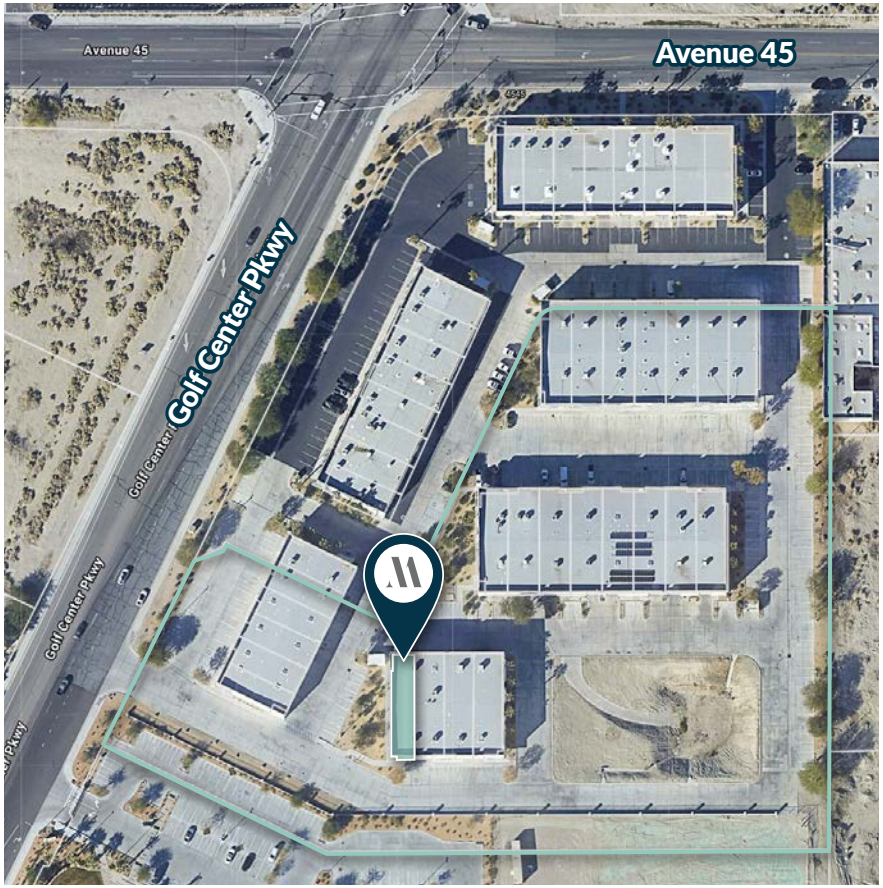
CAMERON RAWLINGS
Partner
DRE# 02102158
cameron@meadecommercial.com
760-534-2584

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
meadecommercial.com | CA DRE Lic 02439728

Condo G-7 | Suite A at 45130 Golf Center Parkway is a ±2,469-square-foot industrial condominium located within Building G of a professionally managed industrial business park, offering flexible warehouse and light-industrial space for owner-users or investors. Constructed in 2007 with reinforced concrete construction, the unit features an 18-foot clear height, a 19-foot building height, one 10' x 14' drive-in door, and a functional layout that includes warehouse space along with office and conference areas, making it well suited for storage, distribution, manufacturing, contractor operations, and other light industrial uses. The property is served by IID electricity, providing some of the lowest utility rates in the Coachella Valley, and is zoned Heavy Industrial (IH), allowing for a broad range of intensive industrial applications.

Property Type:	Industrial
Property Subtype:	Warehouse
Condo Size:	±2,469 SF
No. Units:	1
APN:	611-341-024
Floors:	1
Year Built:	2007
Construction:	Reinforced Concrete
Power:	IID, Imperial Irrigation District 2 Electrical Meters
Zoning:	Heavy Industrial (IH)
Parking Ratio:	1.82/1,000
Clear Height:	18'
Drive Ins:	2: 10'x14'
Opportunity Zone:	Yes
Suite Information:	8 Offices and 1 Conference Room
Owners Association:	Suite A: $540.00

Two condos available separately or together. Currently combined but available for individual sale and demise.



KATE RUST
kate@meadecommercial.com
760-409-1532

CAMERON RAWLINGS
cameron@meadecommercial.com
760-534-2584

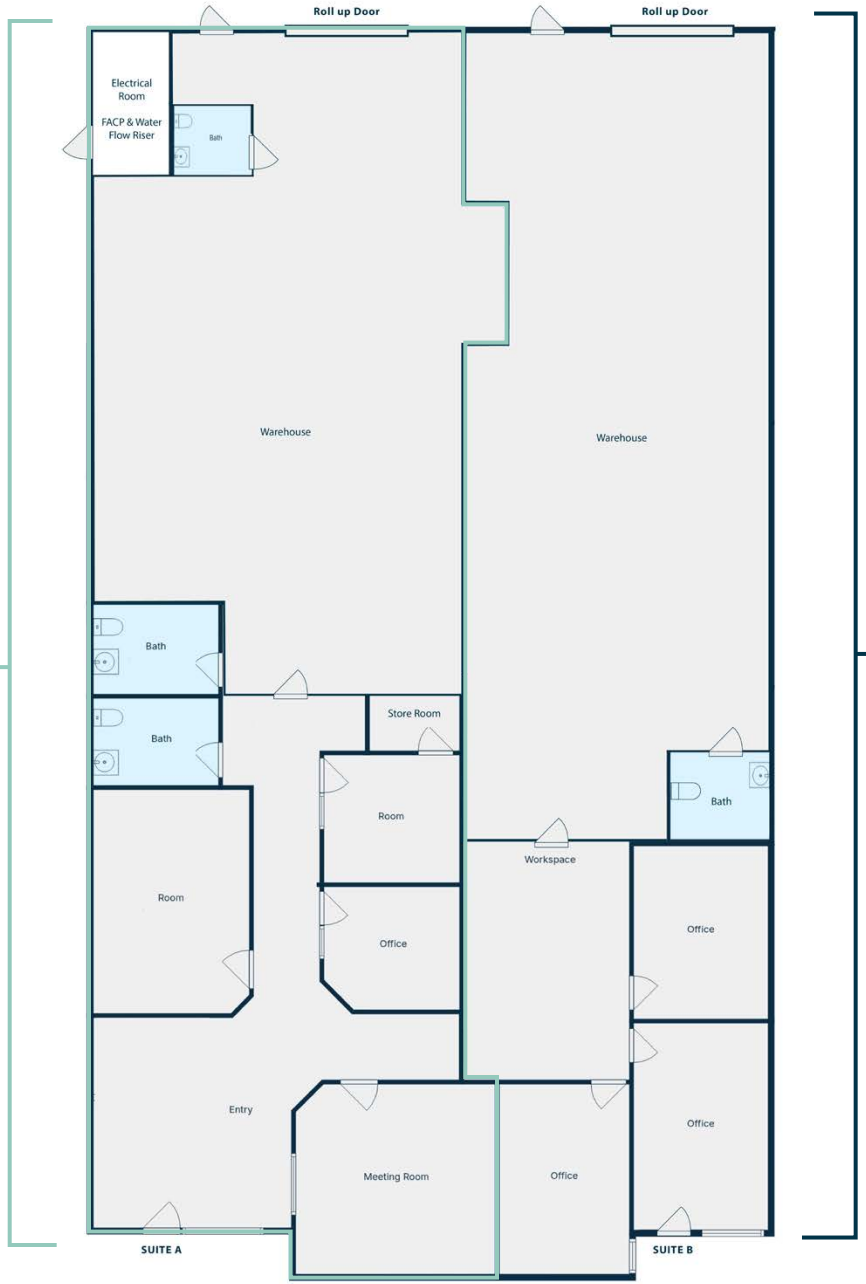
*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

FLOOR PLAN

Available separately or together.
Currently combined but available for individual sale and demise.

Condo G-7 | Suite A: $679,000
Condo G-8 | Suite B: $716,500
Combined: $1,269,000

Condo G-7
Suite A



Condo G-8
Suite B

KATE RUST
kate@meadecommercial.com
760-409-1532

CAMERON RAWLINGS
cameron@meadecommercial.com
760-534-2584

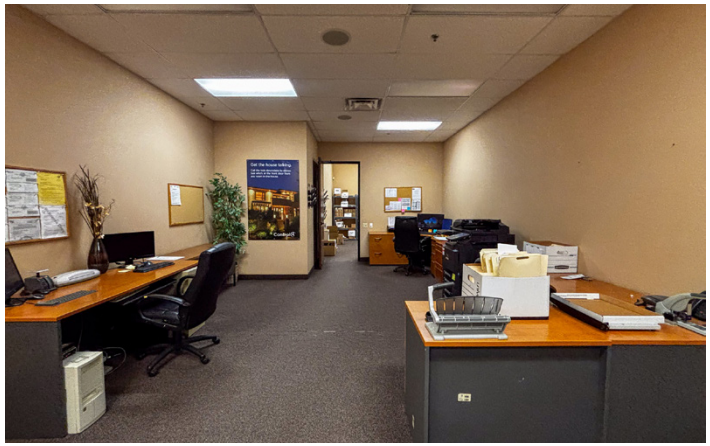
© Meade Commercial, Inc.

*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

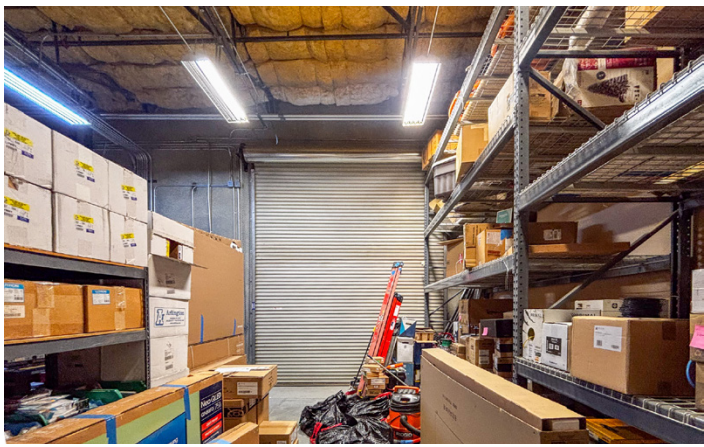
INTERIOR PHOTOS











KATE RUST
kate@meadecommercial.com
760-409-1532

CAMERON RAWLINGS
cameron@meadecommercial.com
760-534-2584

*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

EXTERIOR PHOTOS











KATE RUST
kate@meadecommercial.com
760-409-1532

CAMERON RAWLINGS
cameron@meadecommercial.com
760-534-2584

*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.



KATE RUST
kate@meadecommercial.com
760-409-1532

CAMERON RAWLINGS
cameron@meadecommercial.com
760-534-2584

© Meade Commercial, Inc.

*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

MARKET OVERVIEW

The Coachella valley has limited available industrial space, most space is vintage and very little is in a Heavy Industrial zone. The average Industrial building in the Coachella Valley is 17, 297 SF. We have 260,314 SF under construction currently. The vacancy rate in the Coachella Valley is at 4.2%

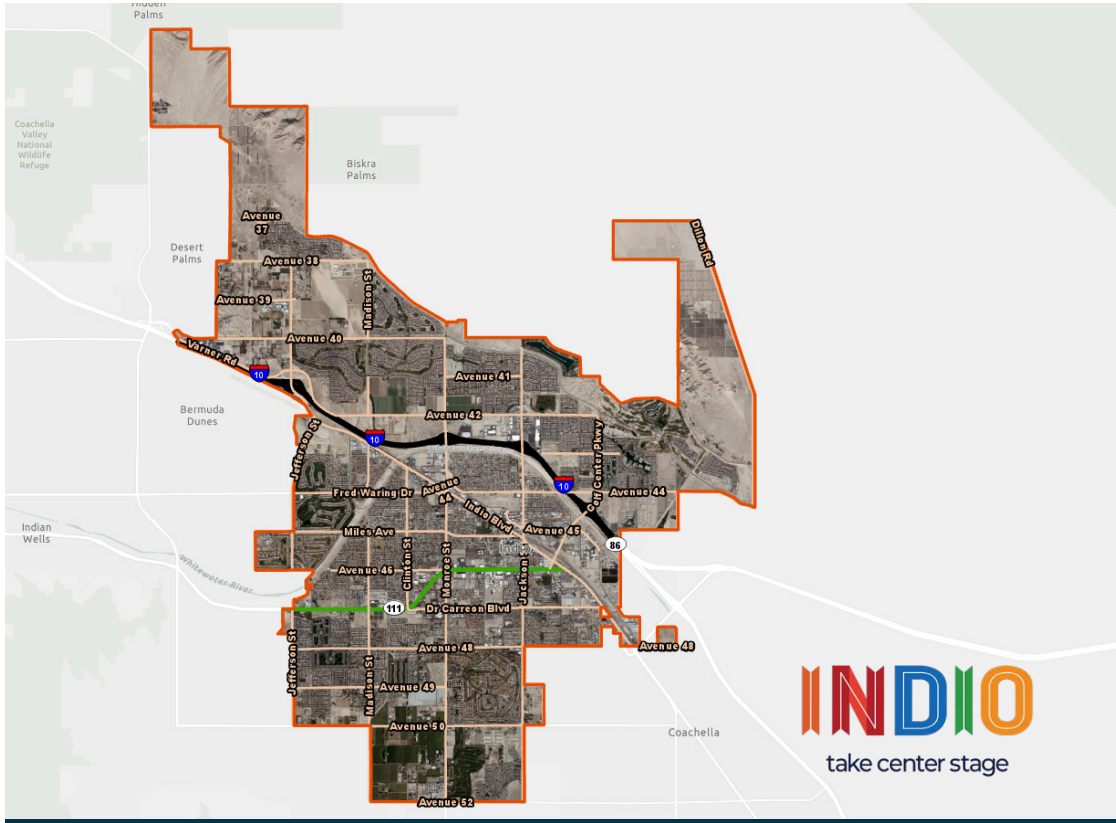
ABOUT INDIO, CALIFORNIA

The City of Indio is currently the largest and fastest growing city in Riverside County's Coachella Valley with over 93,000 residents. Nearly 1.4 million people visit the "City of Festivals" every year to attend its world famous arts, food, and music festivals such as the Coachella Valley Music & Arts Festival and Stagecoach Country Music Festival.

The city of Indio has over 34 projects in planning ranging from retail, housing; both affordable and market rate, theater, numerous fast food, service stations, hotel/motels, education, and carwashes to name a few.

Indio is a full-service city with 220 full-time staff. The City operates three enterprise operations: Indio Water Authority, Indio Municipal Golf, and Solid Waste. Fire services are provided under contract by Cal Fire. While virtually all cities had to make significant cuts during the Great Recession, public safety was made, and continues to be, a priority for the City of Indio.

With nationally recognized public safety services, exceptional schools, great parks and senior and teen centers, no wonder it is ranked as one of the best places to live for young families with over 3,000 new housing units in construction or being planned throughout the city in addition to new hotels, restaurants and retailers. People who visit tend to stay here once they experience Indio's temperate winter climate, high quality of life, art and cultural offerings, unique restaurants and shops, diversity, and outstanding municipal services.



DEMOGRAPHICS	1-mile	3-mile	5-mile
Median Age	34.2	34.8	36.8
2024 Population	12,201	93,559	160,410
Households	3,613	29,038	53,138
Average Household Income	$63,575	$77,887	$85,289
Median Household Income	$38,924	$58,121	$62,360
Traffic (2025)	Highway 111 & Golf Center Dr. 16,301 Traffic Volume		

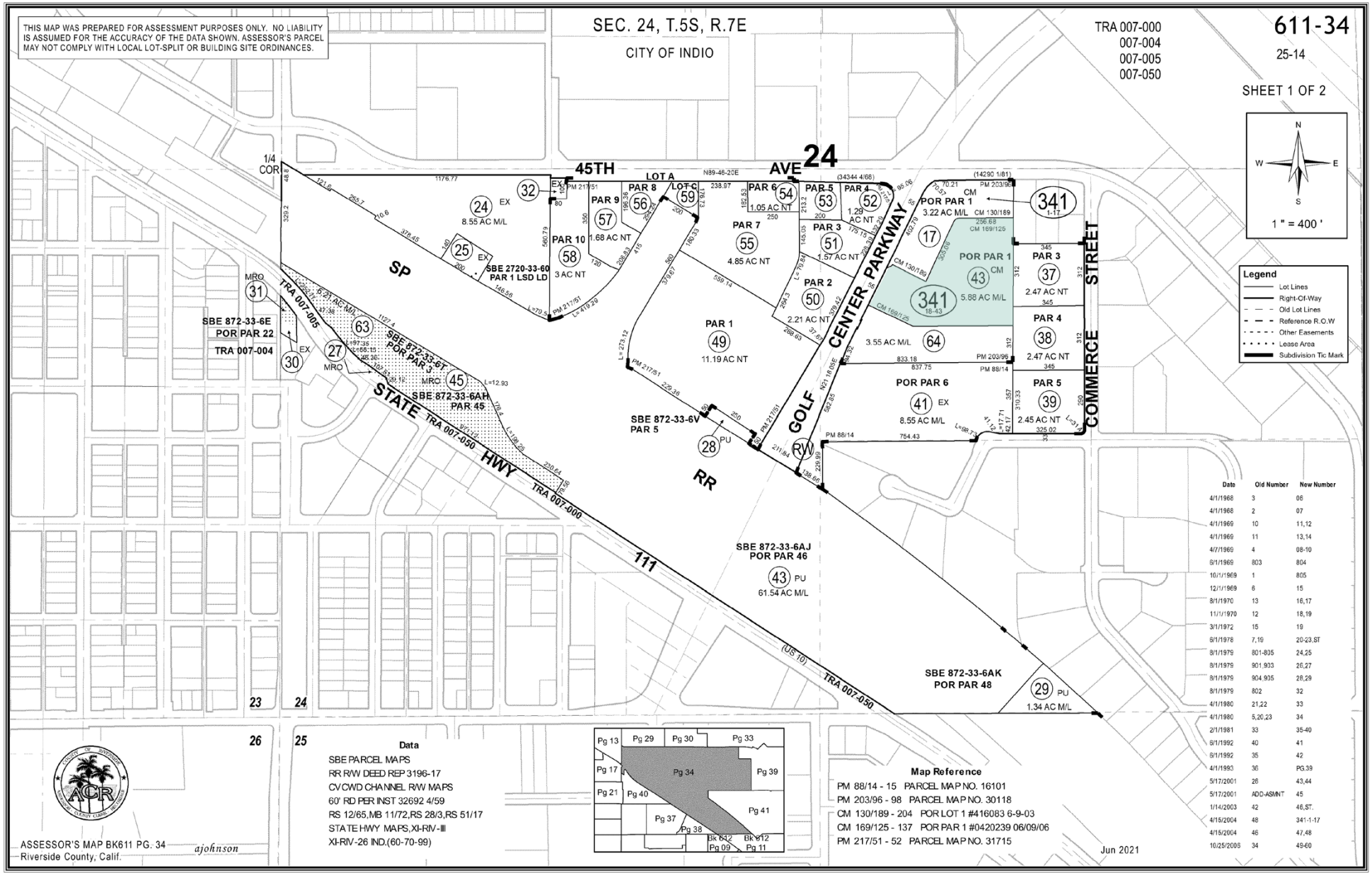
KATE RUST
kate@meadecommercial.com
760-409-1532

CAMERON RAWLINGS
cameron@meadecommercial.com
760-534-2584

© Meade Commercial, Inc.

*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

APN: 611-341-024



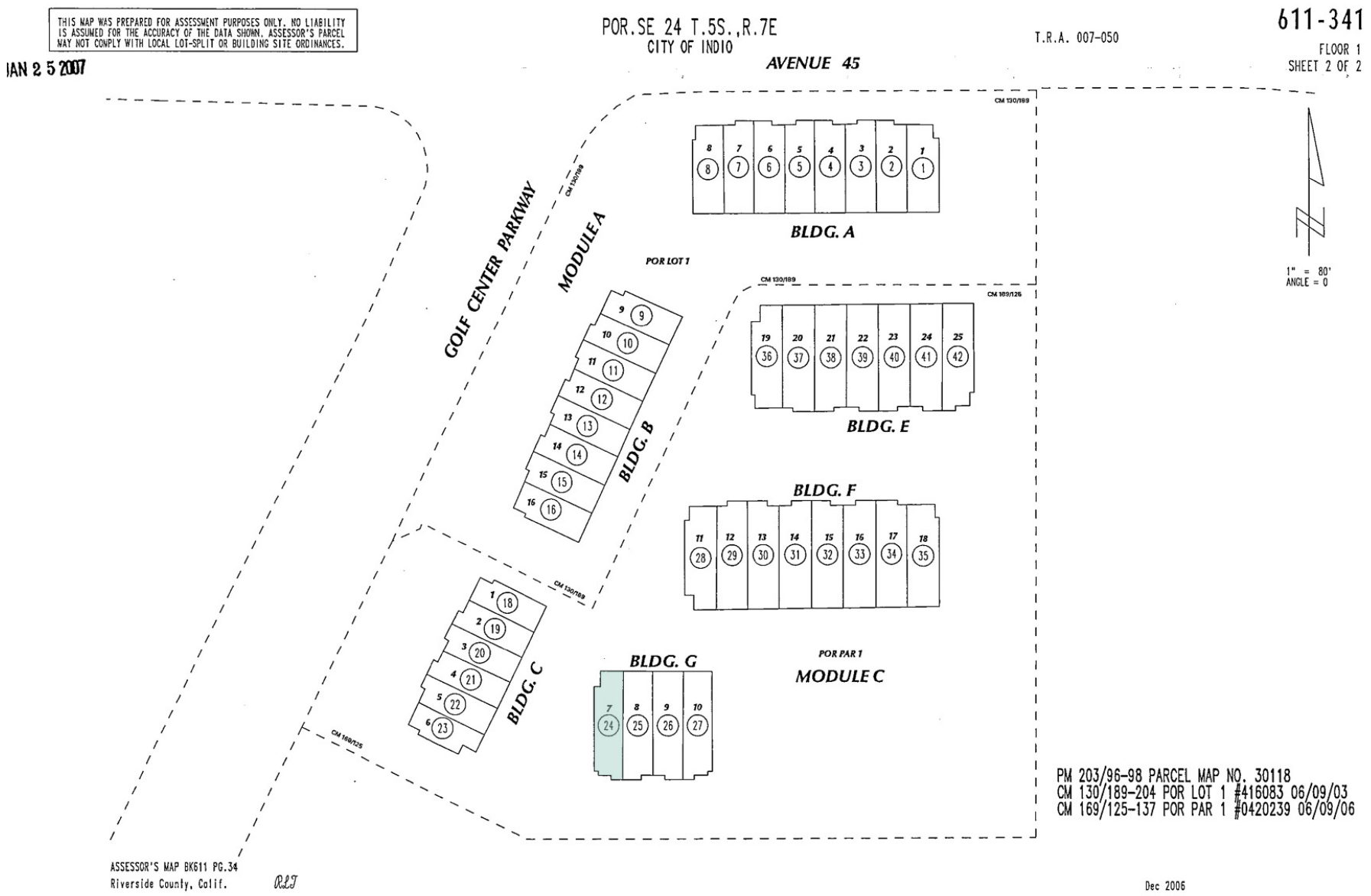
KATE RUST
kate@meadecommercial.com
760-409-1532

CAMERON RAWLINGS
cameron@meadecommercial.com
760-534-2584

© Meade Commercial, Inc.

*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

APN's: 611-341-024 and 611-341-025



KATE RUST
kate@meadecommercial.com
760-409-1532

CAMERON RAWLINGS
cameron@meadecommercial.com
760-534-2584

*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

YOUR ADVISORS



KATE RUST
Partner
DRE# 01267678
kate@meadecommercial.com
760-409-1532



CAMERON RAWLINGS
Partner
DRE# 02102158
cameron@meadecommercial.com
760-534-2584

MEADE COMMERCIAL

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner or Broker expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

COPYRIGHT NOTICE

©2026 Meade Commercial, Inc. All Rights Reserved.
Meade Commercial, INC. Broker Lic. 02439728
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
Phone Number: 760-837-1880 | meadecommercial.com