HEAVY INDUSTRIAL CONDO | ±2,605 SF

45130 Golf Center Parkway, Condo G-8 | Suite B, Indio, CA 92201

For Sale: $716,500

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-8 | Suite B at 45130 Golf Center Parkway is a ±2,605-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:	±2,605 SF
No. Units:	1
APN:	611-341-025
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 B: $512.00

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



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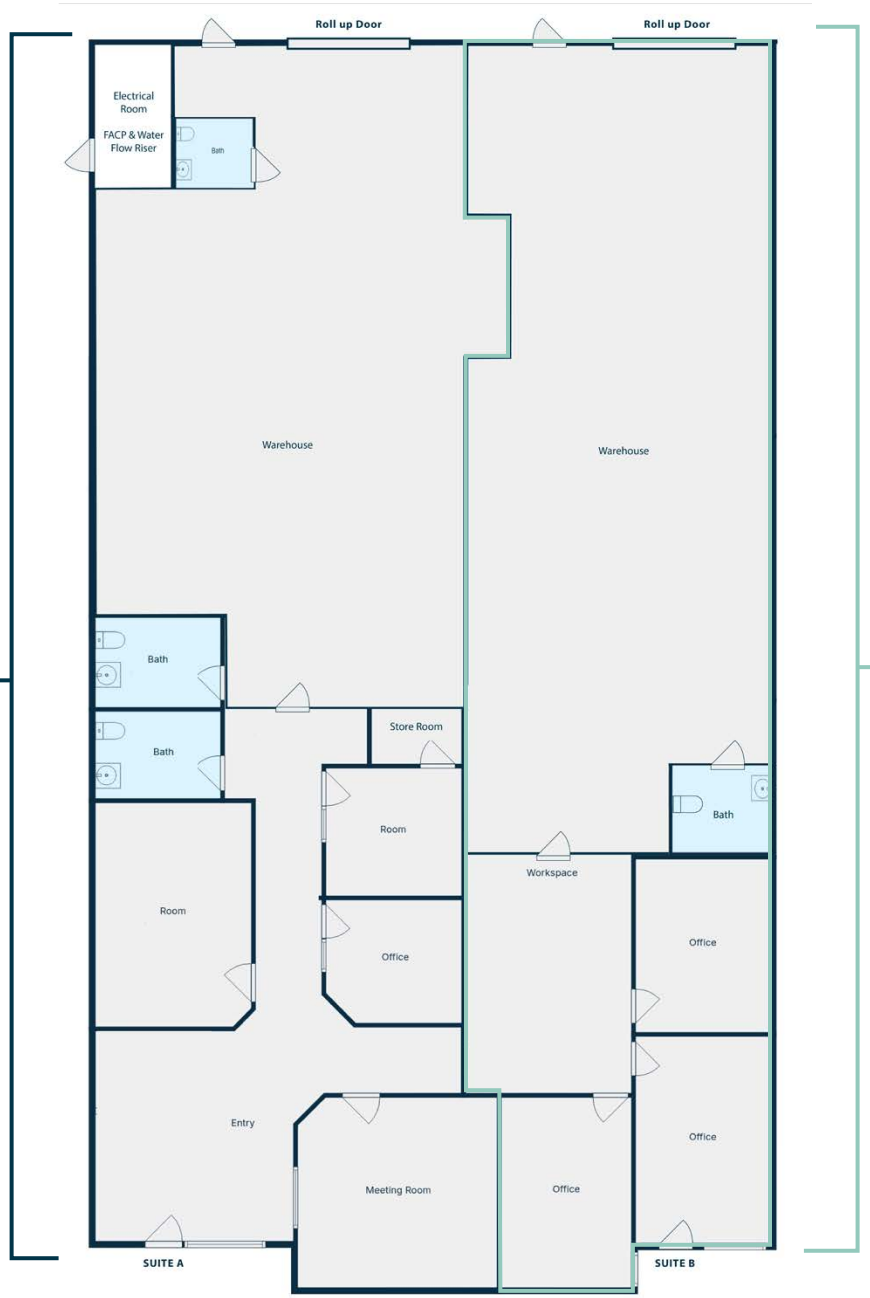
Condo G-7 | Suite A: $679,000
Condo G-8 | Suite B: $716,500
Combined: $1,269,000

Condo G-7
Suite A



Condo G-8
Suite B

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EXTERIOR PHOTOS











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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%

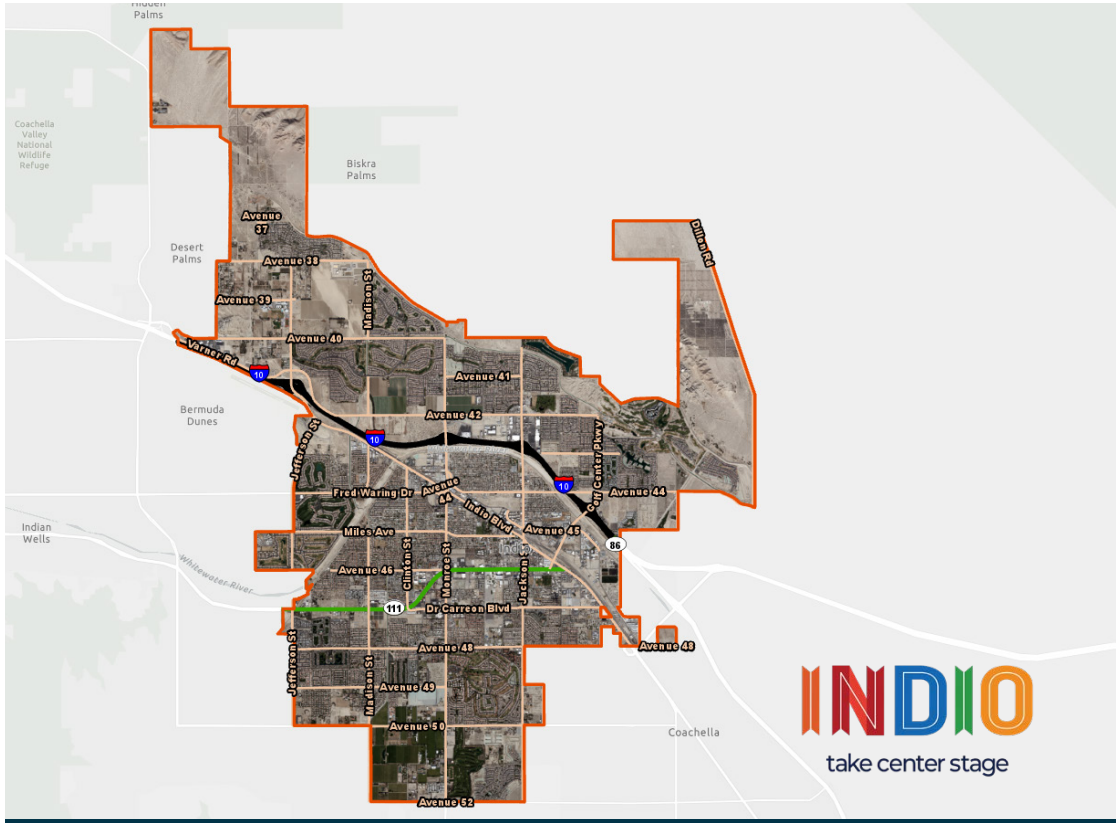
ABOUT INDIO, CALIFORNIA

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		

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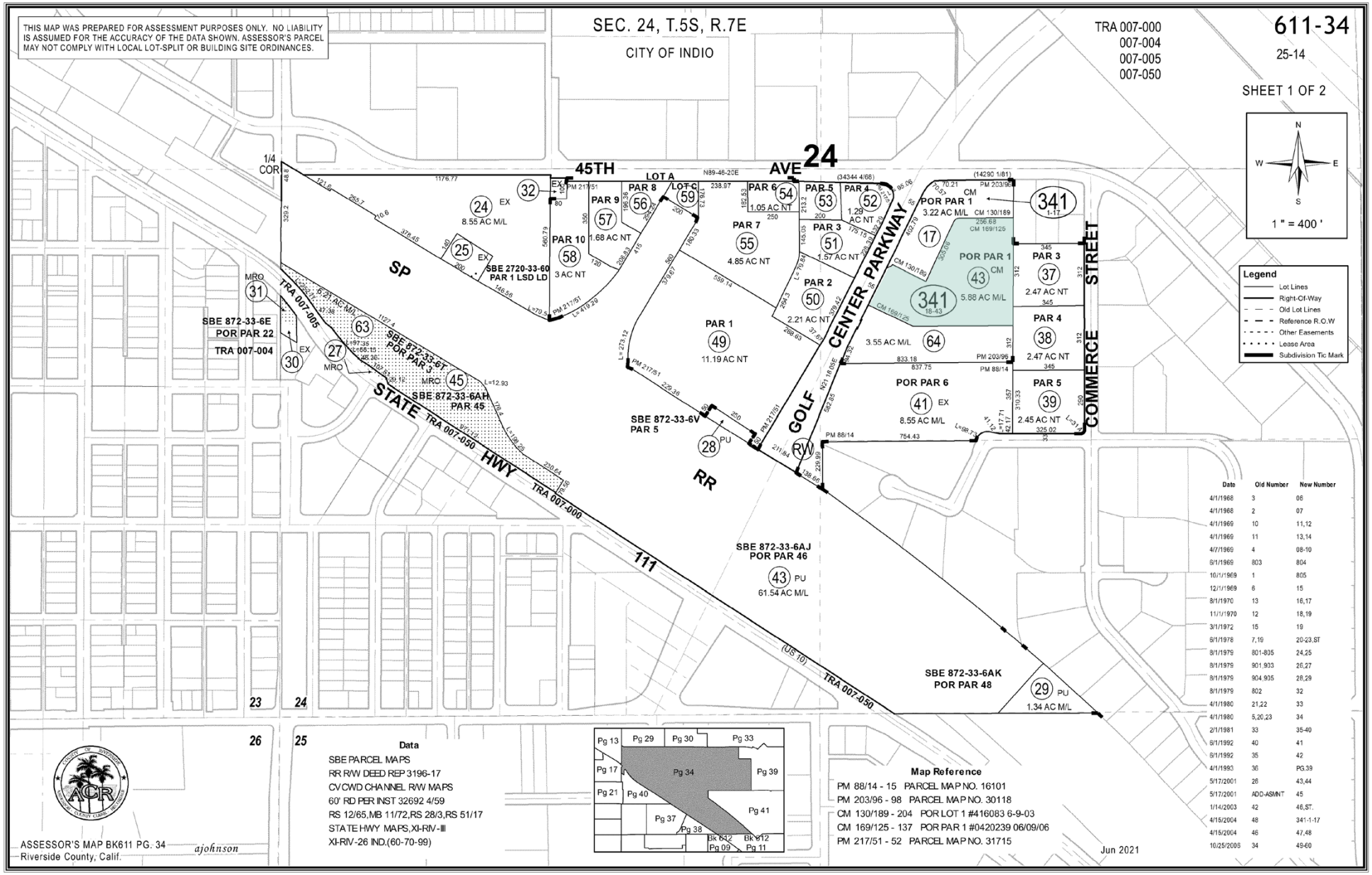
APN: 611-341-025



Date	Old Number	New Number
4/1/1968	3	06
4/1/1968	2	07
4/1/1969	10	11,12
4/1/1969	11	13,14
4/7/1969	4	08-10
8/1/1969	803	804
10/1/1969	1	805
12/1/1969	6	15
8/1/1970	13	16,17
11/1/1970	12	18,19
3/1/1972	15	19
6/1/1978	7,19	20-23,ST
8/1/1979	801-805	24,25
8/1/1979	901,903	26,27
8/1/1979	904,905	28,29
8/1/1979	802	32
4/1/1980	21,22	33
4/1/1980	5,20,23	34
2/1/1981	33	35-40
8/1/1992	40	41
8/1/1992	35	42
4/1/1993	36	PG.39
5/17/2001	26	43,44
5/17/2001	ADD-ASMNT	45
1/14/2003	42	46,ST.
4/15/2004	48	341-1-17
4/15/2004	46	47,48
10/25/2005	34	49-60

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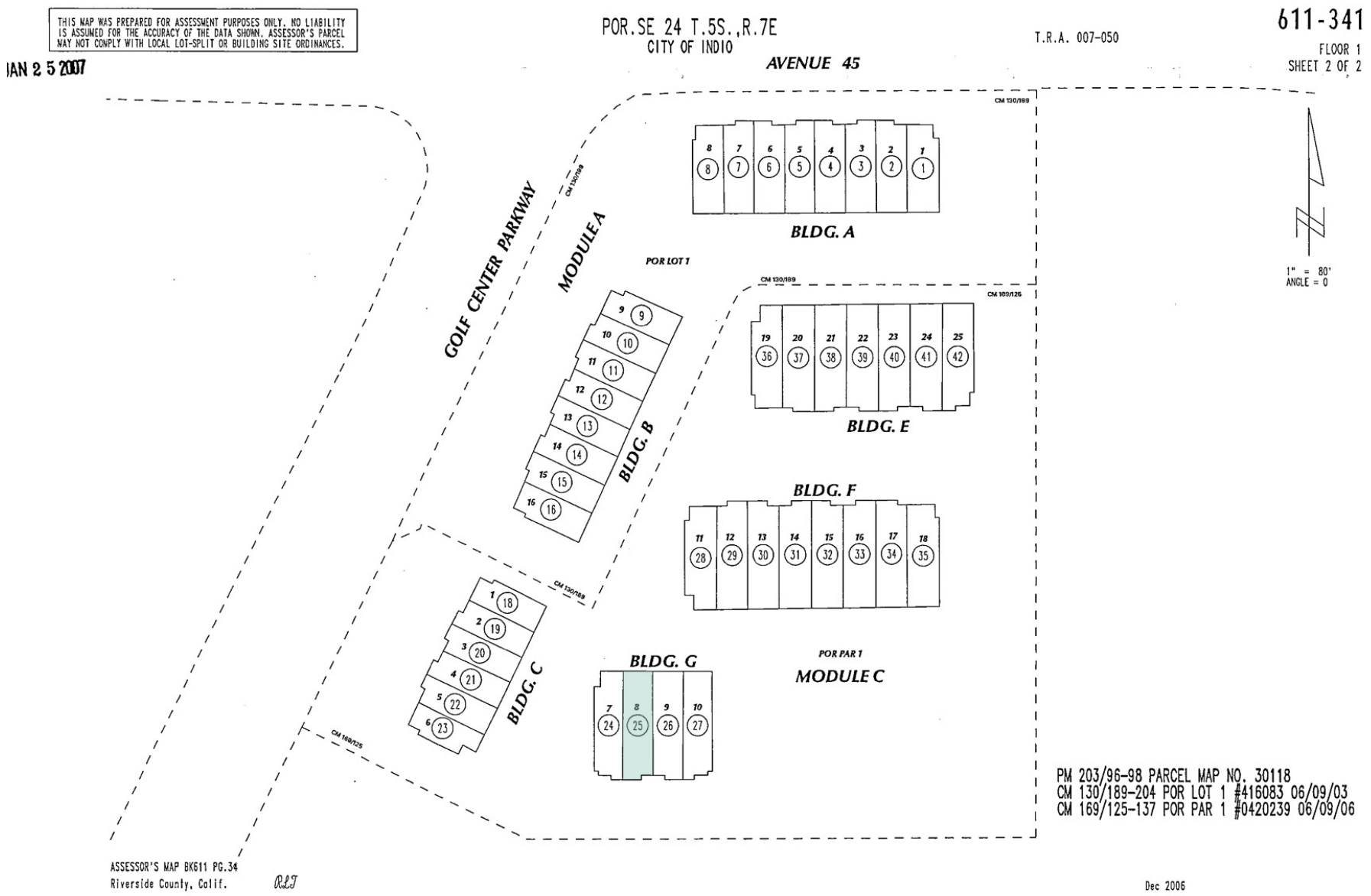
APN's: 611-341-024 and 611-341-025



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YOUR ADVISORS



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72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
Phone Number: 760-837-1880 | meadecommercial.com