

4,716 SF INDUSTRIAL/FLEX SUITE FOR LEASE | EXCELLENT LOCATION JUST OFF I-10



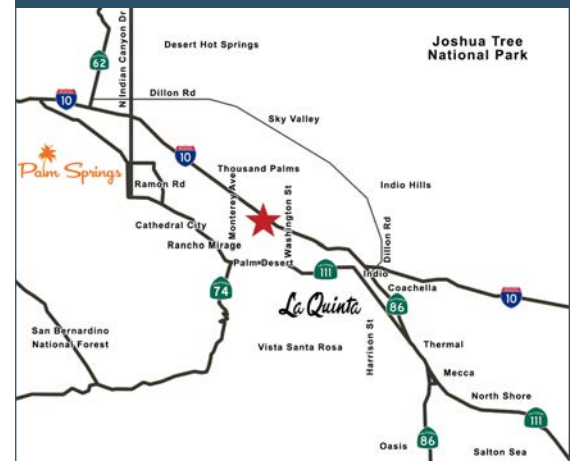
34500 GATEWAY DR, #100, PALM DESERT, CA

FEATURES

- 4,716 sq. ft. two-story industrial/flex suite located in the Pointe Monterey Business Park
- Suite includes reception area, office, kitchen, and warehouse on first floor and large, open second floor ideal for bullpen or storage
- Well-maintained business park with abundant parking
- Quick and easy access to I-10
- AC in office area and evaporative cooler in warehouse
- One 12' x 14' roll-up door

LEASE RATE: \$1.35/SF/MO PLUS CAM

COACHELLA VALLEY



VICINITY MAP



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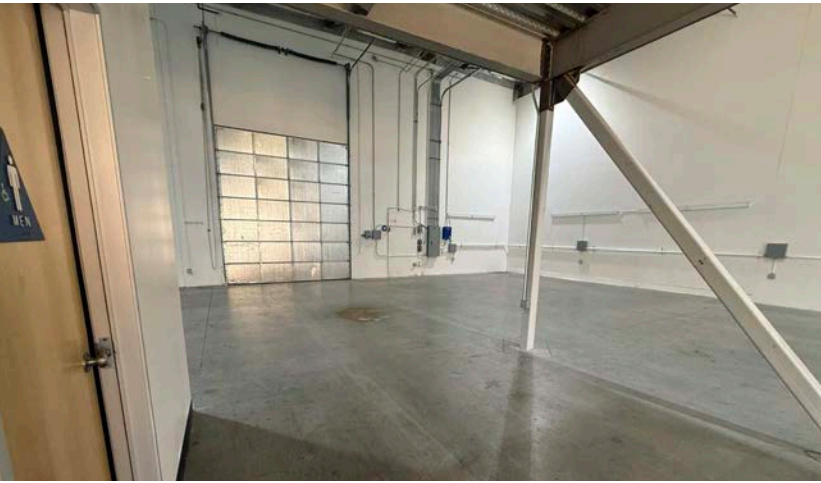
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4,716 SF INDUSTRIAL/FLEX SUITE

SITE PHOTOS & AMENITIES



SITE AMENITIES

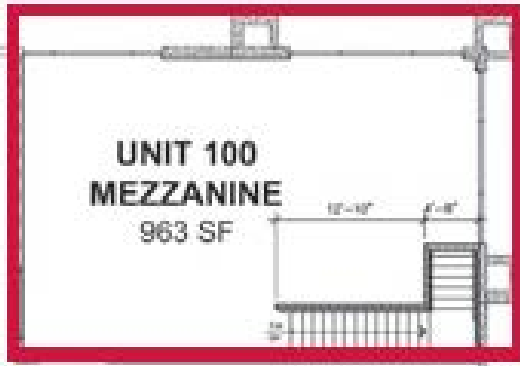
- **Location:** Pointe Monterey Business Park is located just east of Monterey Avenue and south of I-10, directly behind the bustling Desert Gateway Shopping Center in Palm Desert, CA.
- **Suite Size:** 4,716 sq. ft.
- **Improvements:** Suite includes reception area, office, and kitchen on first floor and large, open second floor ideal for bullpen or storage
- **APN:** 694-241-019
- **Zoning:** [Click here to view S-I \(Service Industrial\)](#)
- **Parking Spaces:** TBD
- **Year Built:** 2009
- **Common Area Reimbursements:** \$300/month
- **Comments:** Well-maintained and versatile industrial/flex space available for lease in an excellent location with convenient access to I-10. The first floor features a reception area, private office, restroom, kitchen/break area, and functional warehouse space. The second floor offers a large open area that can be used for additional office buildout, showroom space, creative workspace, training, or inventory overflow. This flexible property is well suited for a variety of uses including contractor operations, e-commerce, light industrial, distribution, technology, design, or mixed office/warehouse users.

760-360-8200 | DesertPacificProperties.com | 44-267 Monterey Ave. Suite A Palm Desert CA 92260

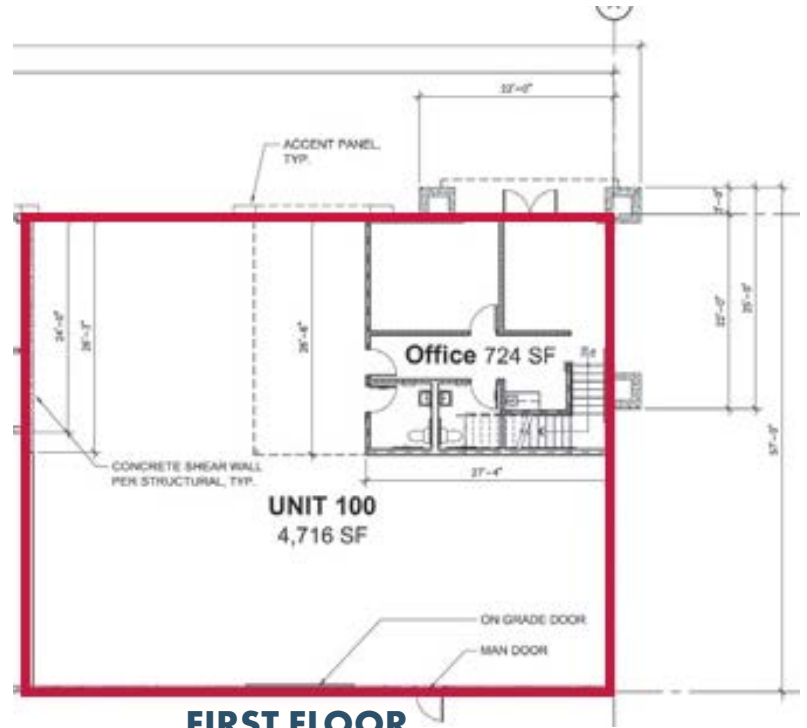
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4,716 SF INDUSTRIAL/FLEX SUITE FLOOR PLAN & SITE PLAN

FLOOR PLAN

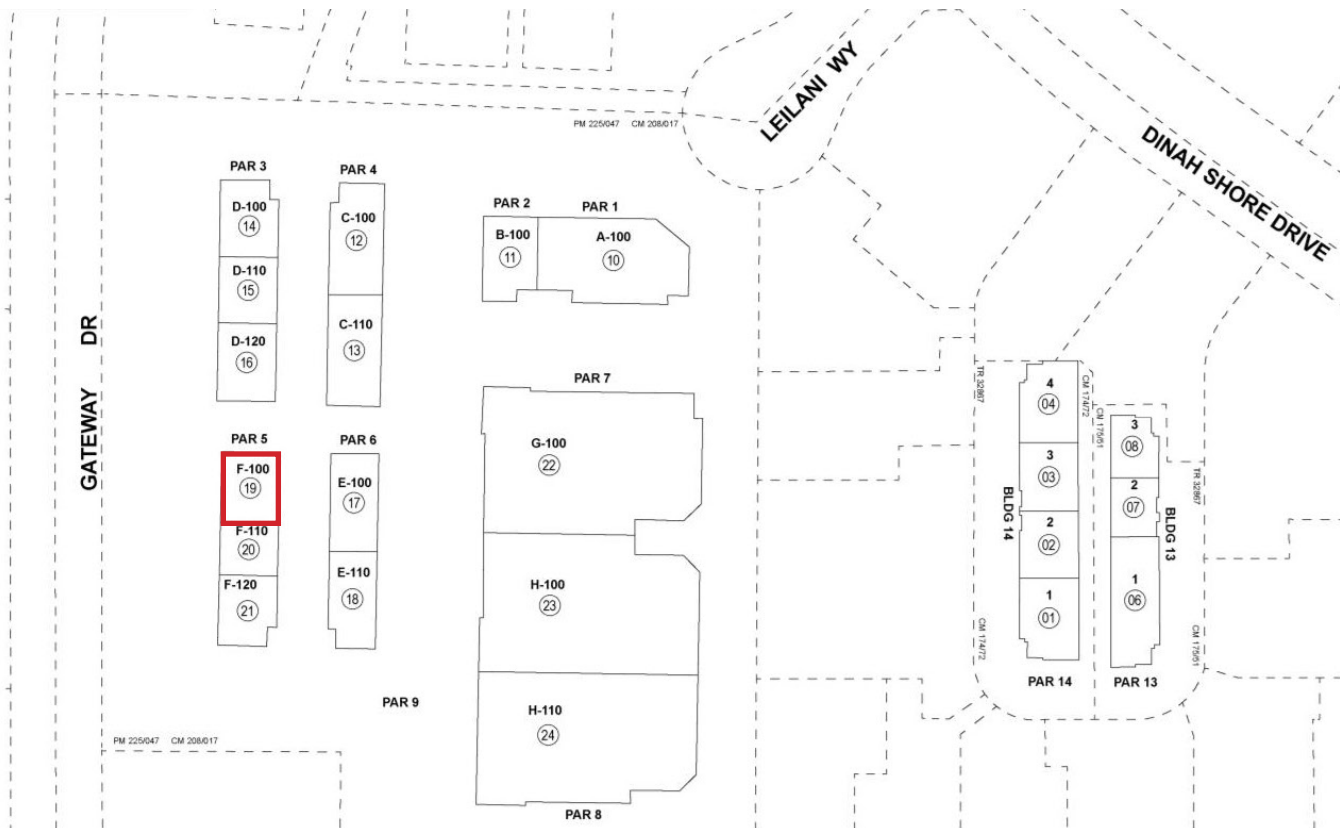


MEZZANINE



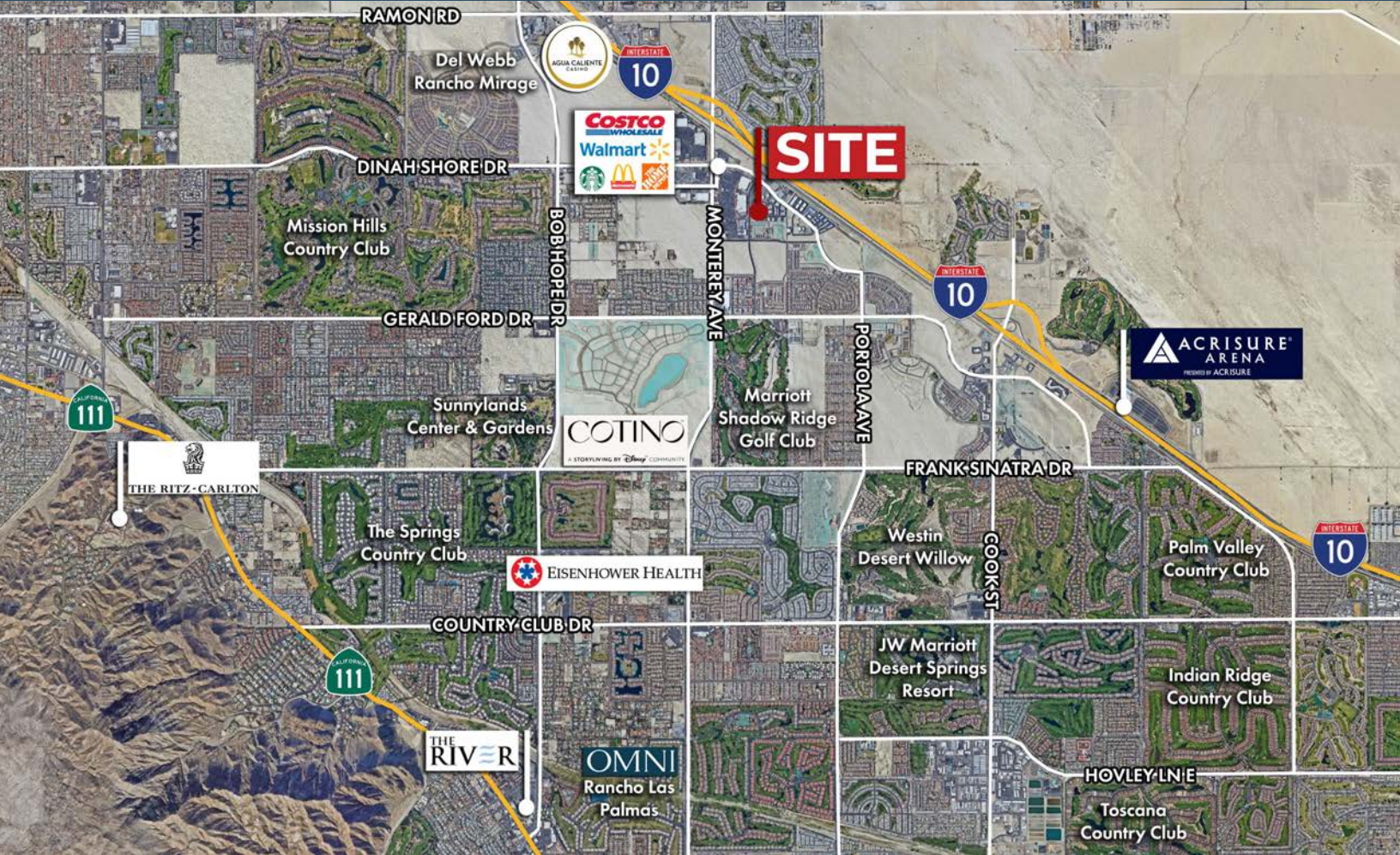
FIRST FLOOR

SITE PLAN



4,716 SF INDUSTRIAL/FLEX SUITE

SITE AERIALS



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