

OFFERING MEMORANDUM



FREESTANDING
WAREHOUSE

77570 ENFIELD LN, PALM DESERT, CA 92211



KITAKIS REALTY
COMMERCIAL

EXCLUSIVELY
PRESENTED BY:



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PROPERTY OVERVIEW

PROPERTY FACTS



\$2,250,000



9,122 Sq/ft



Built in 1996



Lot 0.47 Acres

PROPERTY HIGHLIGHTS

- 2 grade-level roll-up doors
- Approx. 14' – 16' clear height
- 400A 3-phase power
- Fire sprinklers
- Skylights
- 5 marked parking spaces
- Secured yard area
(important to visually show this in aerial)

EXECUTIVE SUMMARY

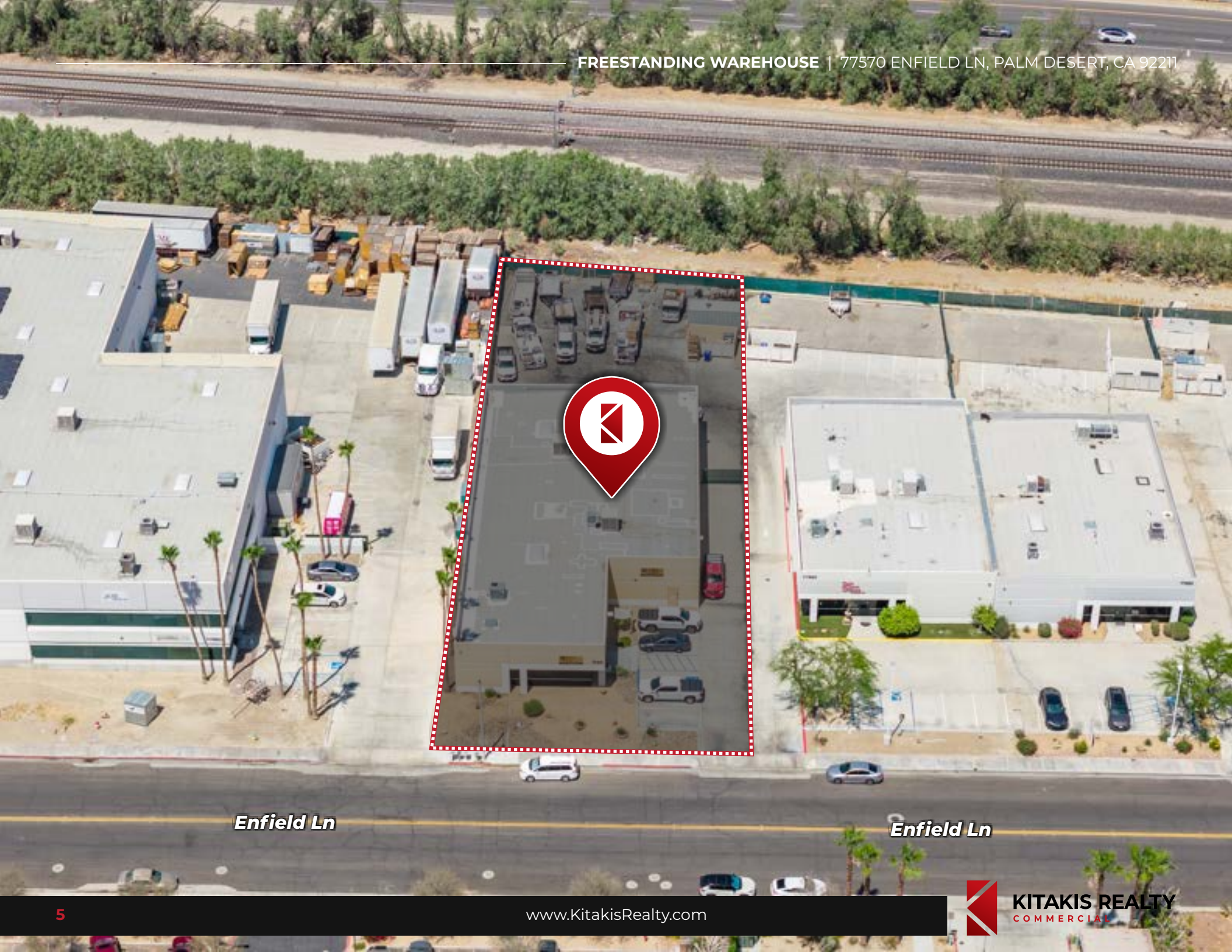
FREESTANDING WAREHOUSE WITH INCOME IN PLACE AND NEAR TERM FLEXIBILITY FOR BOTH INVESTORS AND FUTURE OWNER USERS.

Located in the highly desirable Country Club Business Park in Palm Desert, this ±9,122 SF freestanding industrial building offers a rare opportunity to secure a high demand asset with immediate cash flow and future control. Situated on ±0.47 acres, the property is currently leased, providing stable in place income while allowing a buyer to plan for potential owner user occupancy in the near term.

Constructed in 1996, the building features a functional layout with approximately 14' to 16' clear height, two large grade level roll up doors, 400A 3 phase power, fire sprinklers, and warehouse skylights. The property includes a well maintained office component with an open reception and showroom area, tiled flooring, and two restrooms, creating a professional front end presence suitable for a wide range of industrial or service oriented businesses.

The site includes 5 designated front parking spaces along with a substantial secured yard area of approximately ±9,265 SF, offering exceptional space for vehicle parking, equipment storage, or operational use, an increasingly valuable feature for contractors and service based users. Additional improvements include three evaporative coolers servicing the warehouse.

Strategically positioned with immediate access to I 10 and major corridors including Country Club Drive and Washington Street, the property benefits from strong regional demand and limited availability of freestanding industrial buildings with functional yard space in this size range.



Enfield Ln

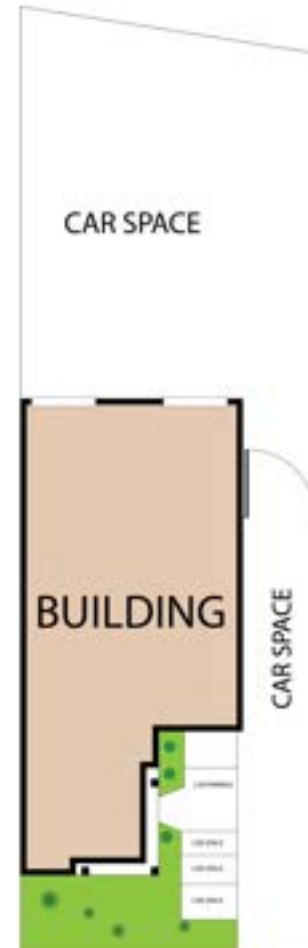
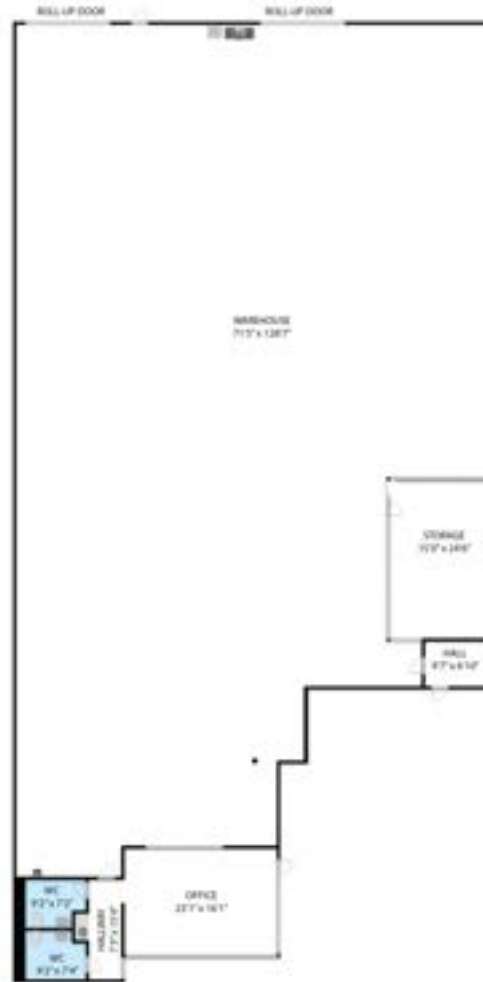
Enfield Ln





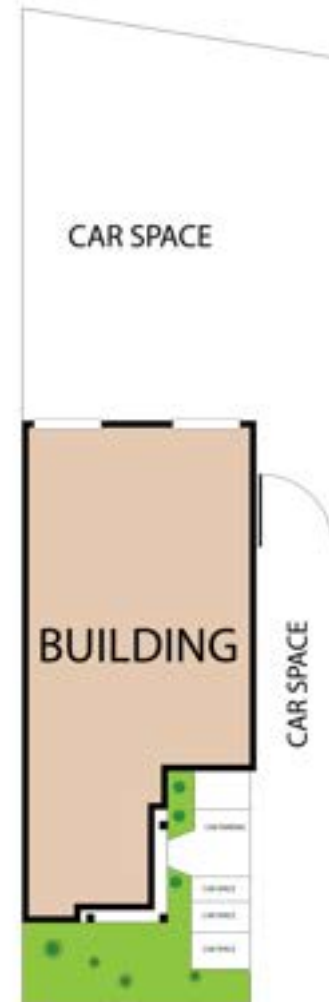
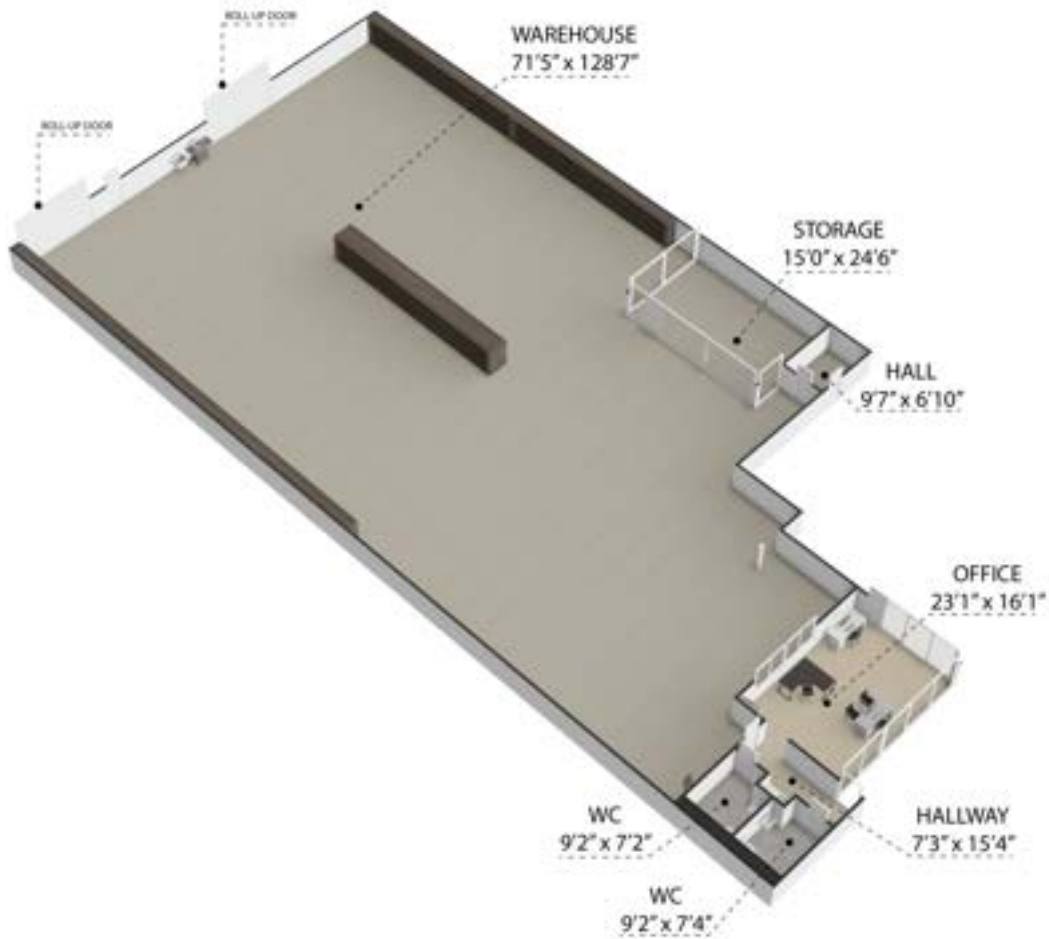


FLOOR PLAN



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While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS





FINANCIAL OVERVIEW

Purchase Price: **\$2,250,000**

ACTUALS (2026)

Annual Rent: **\$132,180**

Property Taxes: **\$28,125 (based on 1.25% of purchase price)**

Insurance: **\$2,280 estimated**

Management: **\$0 (Self-Managed)**

Maintenance: **\$0 (Tenant Responsible per Lease)**

Equals NOI: **\$101,775**

Cap Rate: **4.52%**

Pro Forma (2027)

Annual Rent: **\$138,792**

Property Taxes: **\$28,125 (based on 1.25% of purchase price)**

Insurance: **\$2,280 estimated**

Management: **\$0 (Self-Managed)**

Maintenance: **\$0 (Tenant Responsible per Lease)**

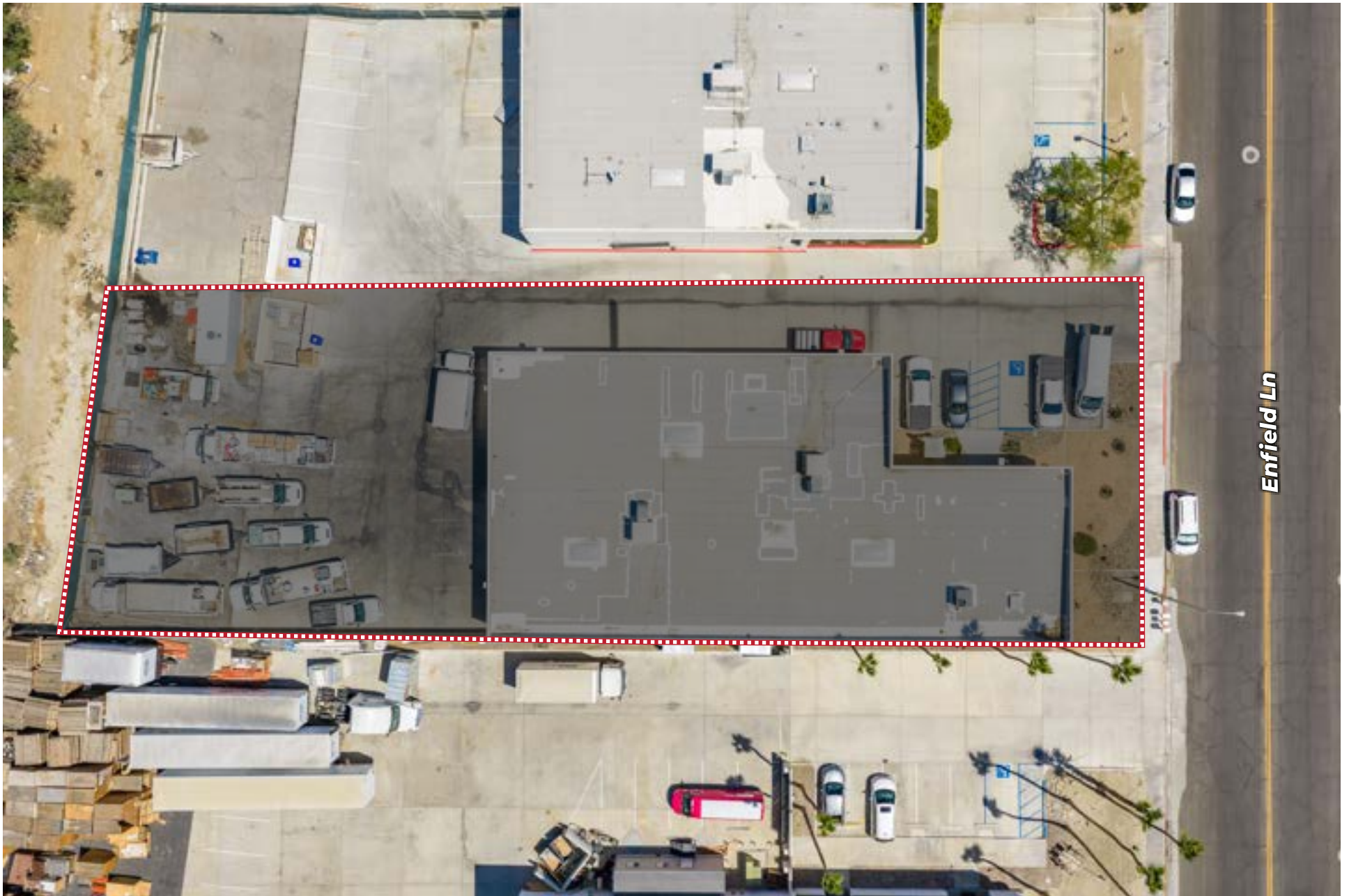
Equals NOI: **\$108,387**

Cap Rate: **4.82%**

LEASE STRUCTURE:

- **Modified Gross lease**
- **Tenant covers utilities and interior maintenance**
- **Landlord covers taxes and insurance**

***Property is currently self-managed. Under the modified gross lease structure, tenant is responsible for utilities, interior maintenance, and day-to-day operational upkeep, resulting in minimal landlord responsibilities.**



LOCATION HIGHLIGHTS

- Prime industrial location within the highly desirable Country Club Business Park in Palm Desert, supporting strong demand from warehouse, contractor, and service-oriented users
- Excellent regional connectivity with immediate access to I-10, Country Club Drive, and Washington Street, providing efficient access throughout the Coachella Valley and Southern California logistics corridors
- Freestanding $\pm 9,122$ SF industrial facility on approximately ± 0.47 acres with secured yard space ideal for parking, storage, and operational flexibility
- Functional warehouse configuration featuring approximately 14'–16' clear heights, two grade-level roll-up doors, and 400A 3-phase power suitable for industrial and light manufacturing operations
- Strategic mid-valley location offering quick access to Palm Desert, Indio, La Quinta, Rancho Mirage, and other major desert cities
- Limited supply of freestanding industrial buildings with secured yard areas in this size range continues to support long-term owner-user and investor demand in the Palm Desert market



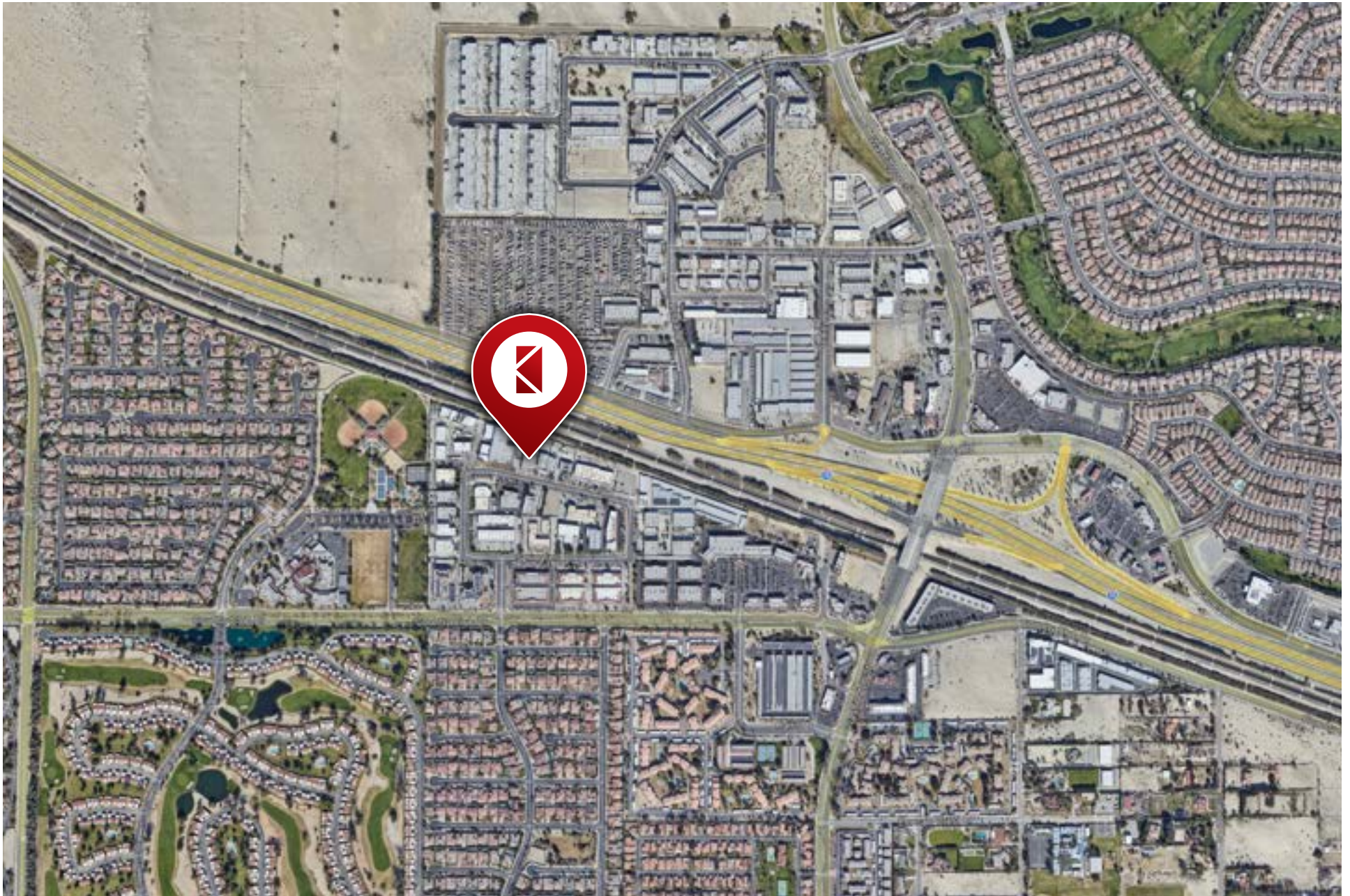


AREA DEMOGRAPHIC

	3 MILES	5 MILES
Total Population	54,200	137,100
Population Growth	9.4%	8.1%
Total Households	25,000	59,200
Average Household Size	2.1	2.2
Median Household Income	\$88,500	\$84,700
Average Age	52	50
Median Home Value	\$625,000	\$585,000
Vehicles per Household	2.0	2.0
Median Year Built	1993	1992

PROPERTY LOCATION





FREESTANDING WAREHOUSE

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