

INDUSTRIAL SPACE FOR SUBLEASE | ±10,601 SF

72-232 Corporate Way, Thousand Palms, CA 92276



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

PROPERTY INFORMATION

INDUSTRIAL SPACE FOR SUBLEASE
72-232 Corporate Way, Thousand Palms, CA 92276

This ±10,601 SF single-tenant industrial building features a functional mix of warehouse and office space. The office build-out includes a reception area, multiple private offices, conference room, restrooms, and open work areas, while the warehouse offers a large clear-span layout with convenient access to the office. The property also includes a secured fenced yard, providing additional outdoor storage or operational space. Conveniently located in Thousand Palms with excellent access to I-10 and the greater Coachella Valley.

- Single-tenant industrial building
- Reception area
- Multiple private offices
- Conference Room
- Open Work Areas
- Private gated yard
- Two (2) restrooms

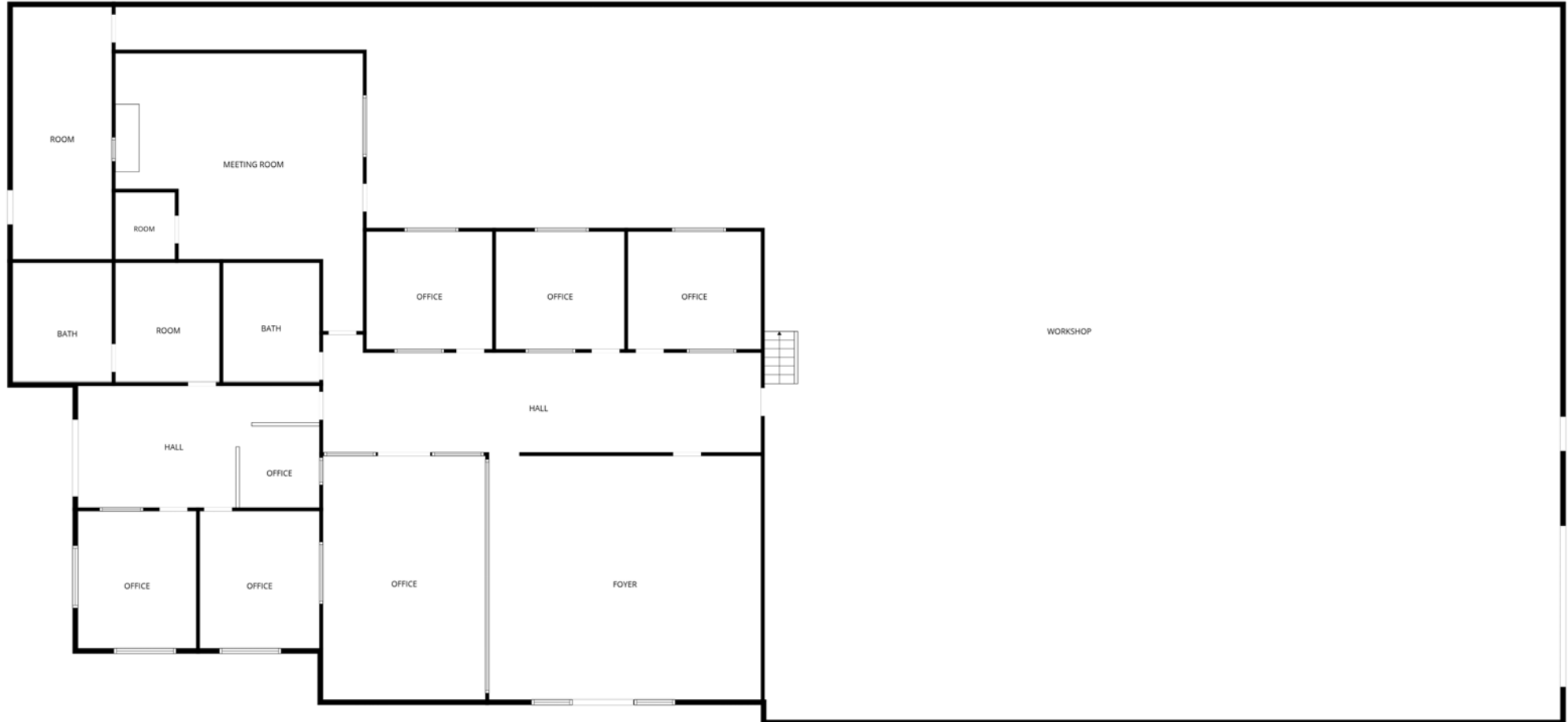
WAREHOUSE FACILITY FACTS

Building Size:	±10,601 sq. ft.
Lot Size:	0.60 Acres
Year Built:	2002
Construction:	Masonry
Power Supply:	Amps: 480 Volts: 240
Zoning:	LI-Light Industrial
Clear Height:	24'
Drive In Bays:	1
Standard Parking Spaces:	10



FLOOR PLAN

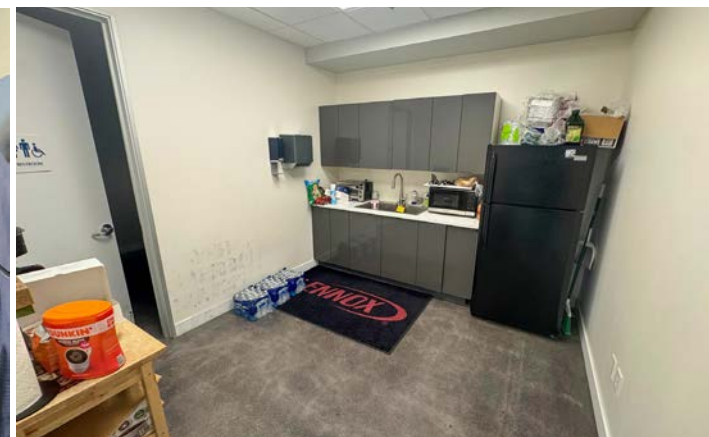
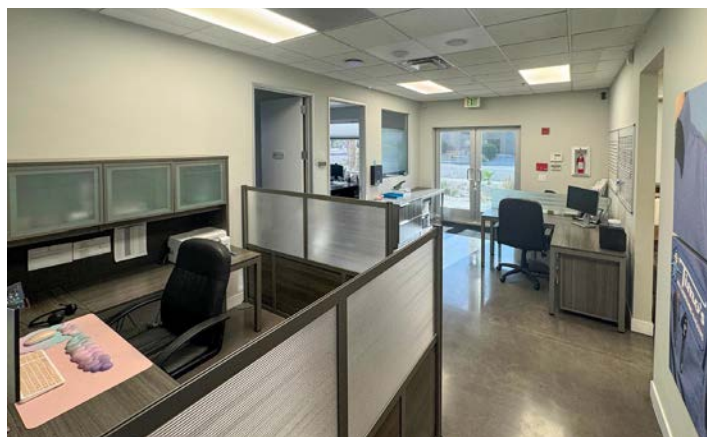
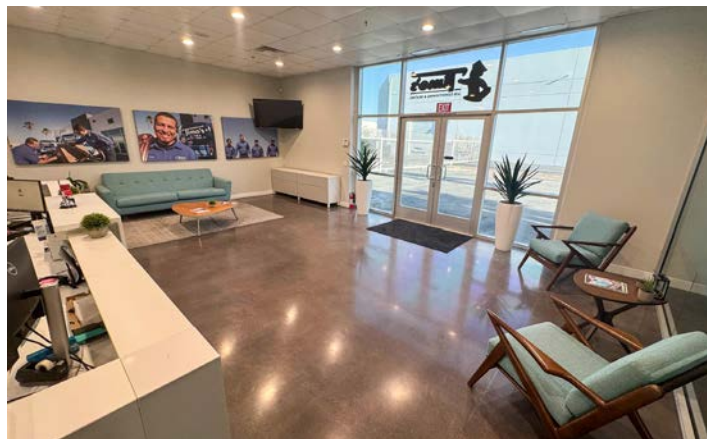
INDUSTRIAL SPACE FOR SUBLEASE
72-232 Corporate Way, Thousand Palms, CA 92276



Rate:	\$1.47/sq. ft.
Size:	±10,601 sq. ft.
Lease:	Sublease
Available:	September 1, 2026
Sublease End Date:	July 31, 2029

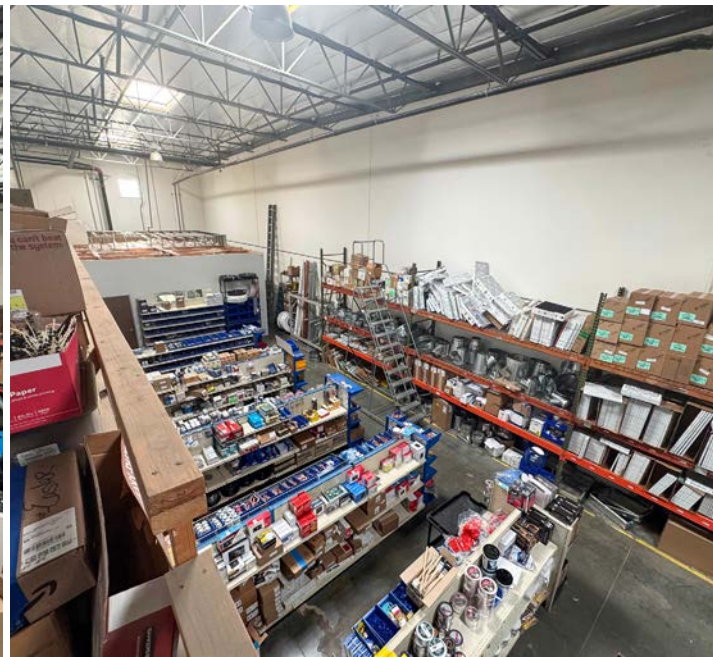
PHOTOS

INDUSTRIAL SPACE FOR SUBLEASE 72-232 Corporate Way, Thousand Palms, CA 92276



PHOTOS

INDUSTRIAL SPACE FOR SUBLEASE
72-232 Corporate Way, Thousand Palms, CA 92276



AREA OVERVIEW

INDUSTRIAL SPACE FOR SUBLEASE
72-232 Corporate Way, Thousand Palms, CA 92276

THOUSAND PALMS, CALIFORNIA

Thousand Palms is an unincorporated community in Riverside County that offers exceptional accessibility and strategic positioning. Situated midway between the eastern and western ends of the valley, businesses located in Thousand Palms enjoy convenient access to the entire Coachella Valley market.

The area is served by two direct Interstate 10 access points via Bob Hope Drive and Monterey Avenue, providing efficient transportation connections for employees, customers, and distribution operations.

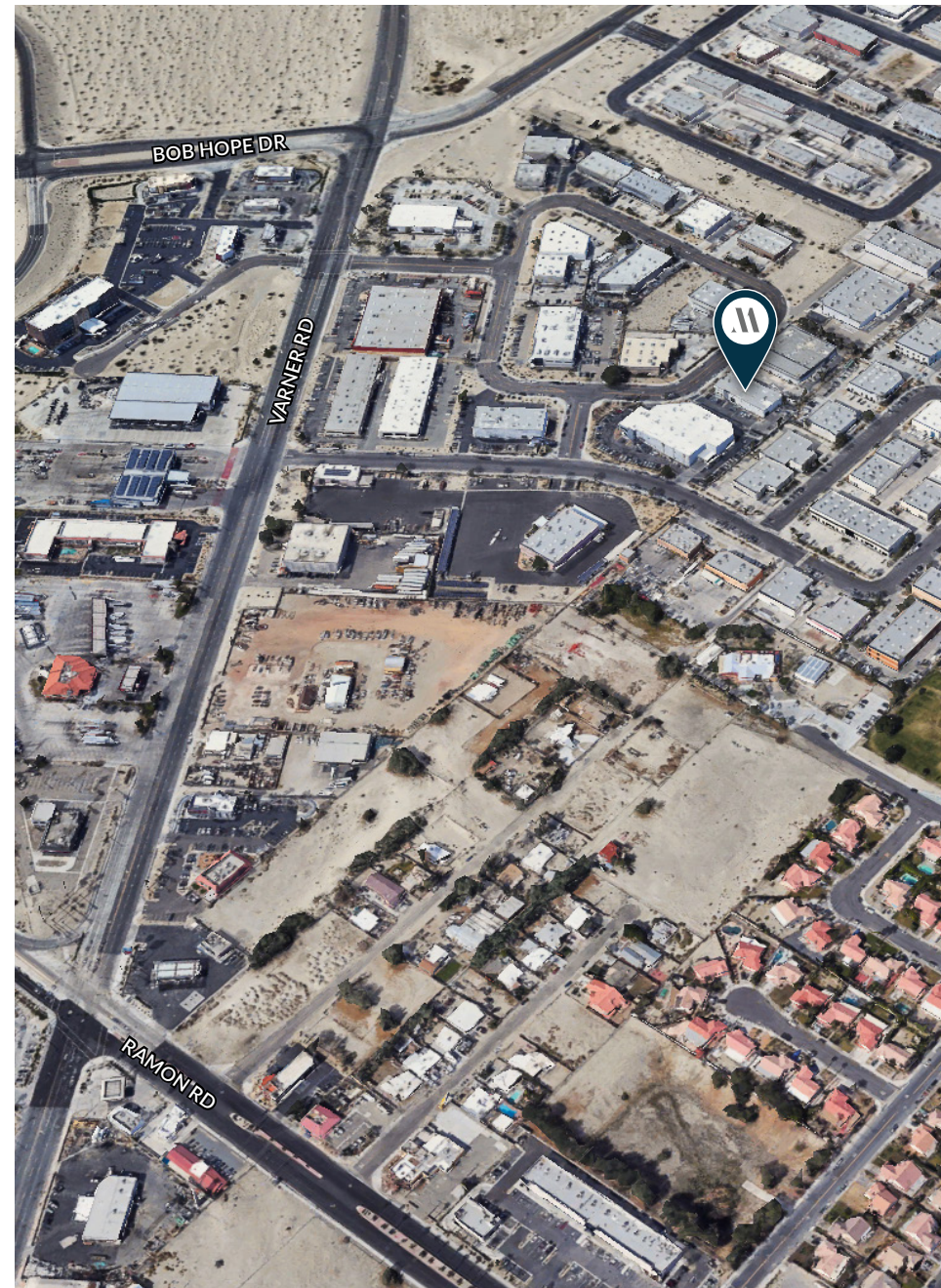
Thousand Palms continues to benefit from ongoing community investment, including a modern fire station, elementary school, public park, and a variety of restaurants and retail services. The community is conveniently located near Cathedral City, Palm Desert, and Rancho Mirage, placing residents and businesses within minutes of the region's major commercial and residential centers.

ZONING DESCRIPTION

The subject property is directly served by Coachella Valley's newest interchange at Bob Hope Drive and is easily accessible from either the Bob Hope Drive interchange or the Monterey Avenue exit.

The site is zoned L-I (Light Industrial). The L-I zoning designation is intended to accommodate a wide range of light industrial and business park uses, including warehousing, distribution, research and development, light manufacturing, assembly, contractor and service uses, and compatible office operations.

This is an ideal location for administrative offices with storage, light manufacturing, warehousing and distribution, research and development, and other compatible industrial and business support uses.



AERIAL MAP | DEMOGRAPHICS

INDUSTRIAL SPACE FOR SUBLEASE
72-232 Corporate Way, Thousand Palms, CA 92276



	1-Mile	5-Mile	10-Mile
Total Population	4,430	99,640	300,642
Households	1,170	41,392	136,816
Median Household Income	\$94,452	\$82,330	\$81,873
Traffic Volume	Ramon Road: 99,045 Ramon Road and Varner: 24,691		

ADVISOR



Cameron Rawlings

Partner

DRE# 02102158

cameron@meadecommercial.com

(760) 534-2584



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 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 nonbinding 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. CA Broker Lic. 02439728

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

Phone Number: 760.837.1880 | meadecommercial.com