

THREE BUILDINGS TOTALING 93,815 SF

FOR SALE OR LEASE | NORTH VILLAGE CENTER, PALM SPRINGS

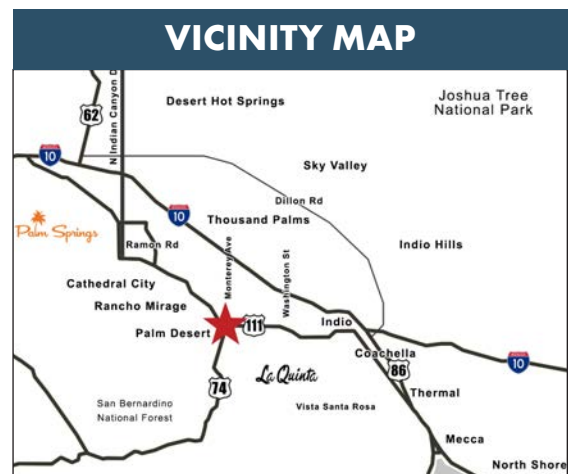


19345 - 19465 N INDIAN CANYON DR, PALM SPRINGS, CA

FEATURES

- 93,815 SF multi-tenant industrial/commercial complex consisting of three buildings for sale or lease
- Tenants include Harley Davidson Motorcycles, EagleRider Motorcycle Rentals & Tours, Desert View Mirror & Glass, Precision Patios, and more
- North Village Center represents an increasingly rare opportunity to secure flexible industrial product in a supply-constrained desert market where demand for functional small- and mid-bay space continues to grow
- Prime location just off I-10 at Indian Canyon Drive
- Abundant parking onsite
- Approx. 513 feet of frontage on Indian Canyon Drive
- Less than one mile from Amazon's new 650,000 SF distribution facility and FedEx Ground
- Close proximity to Palm Springs International Airport
- 726 SF up to 6,508 SF of contiguous space and a total of 34,840 SF available for lease

PRICE: \$11,000,000 (\$117/SF) | ALSO AVAILABLE FOR LEASE



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AERIAL & SITE AMENITIES

19345 - 19465 N INDIAN CANYON DR, PALM SPRINGS



SITE AMENITIES

- **Location:** 19345 - 19465 N Indian Canyon Drive, Palm Springs, CA
- **Zoning:** H-C (Highway Commercial) - [Click to view](#)
- **General Plan:** Industrial
- **APNs:** 666-330-051 (5.61 AC), 053 (2.32 AC)
- **Total Parcel Size (According to County Assessor):** 7.93 Acres
- **Building Size:** 93,815 SF* Total
 - 19345 Building 1: 29,707 SF
 - 19345 Building 2: 29,216 SF
 - 19465: 34,892 SF
- **Parking Spaces:** Approx. 223 spaces plus 8 motorcycle spaces
- **Year Built:** 19345 N Indian Canyon, Building 1: 1982
19345 N Indian Canyon, Building 2: 1984
19465 N Indian Canyon: 1990
- **Tenancy:** Multi
- **Flood Zone:** 500 Year
- **Building Updates:** Building 1 roof replaced 8/2018. Buildings 2 & 3 roof replaced 4/2022. Major asphalt upgraded 12/2023 and ADA upgraded 3/2020.
- **Comments:** Prime location on Indian Canyon Drive just north of Interstate 10 in a rapidly-growing industrial area. There are numerous new distribution centers and warehouses planned for the area, as well as several major existing facilities including Amazon and FedEx.

TRAFFIC COUNTS

N Indian Canyon Dr @ 20th Ave	17,092
I-10 @ N Indian Canyon Dr	89,322

***Disclaimer:** We cannot guarantee the accuracy or square footage, lot size or other information concerning the condition or features of property provided by the Seller or obtained from public records or other sources. The Buyer is advised to independently verify the accuracy of all information through personal and professional inspections.

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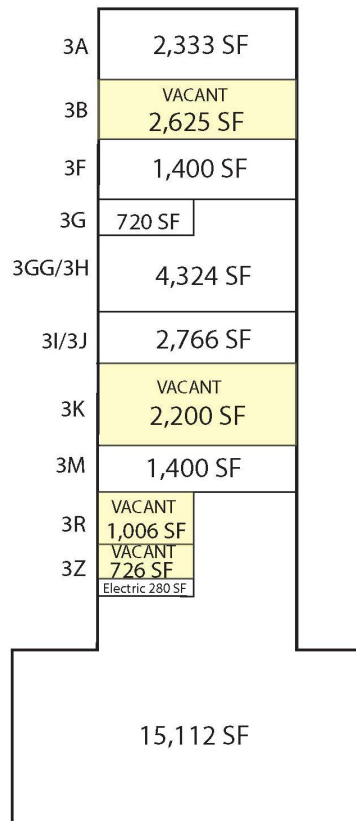
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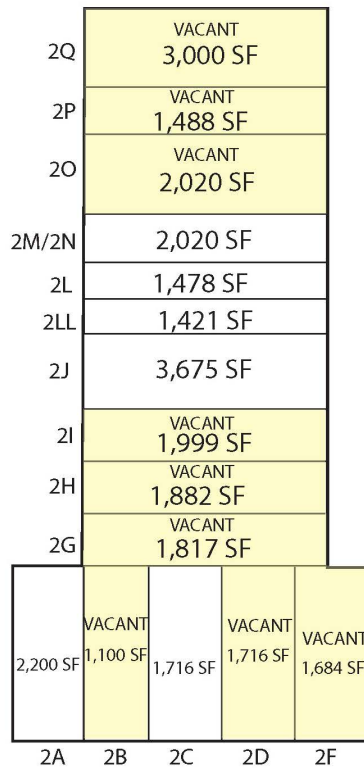
SITE PLAN & PROPERTY PHOTOS

19345 - 19465 N INDIAN CANYON DR, PALM SPRINGS

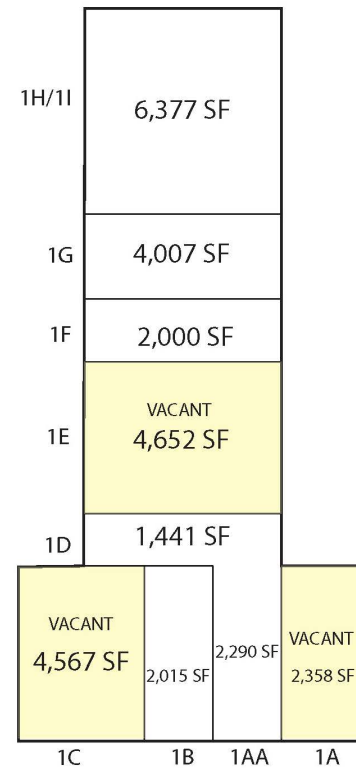
SITE PLAN



19465 N INDIAN CANYON
BUILDING 3



19345 N INDIAN CANYON
BUILDING 2



19345 N INDIAN CANYON
BUILDING 1



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PROPERTY PHOTOS

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