

# FOR LEASE

## 45,000 sf Cold Storage Building on 6.6 acres



### FEATURES:

- 45,021 sq. ft. State-of-the-art Cold Storage/Packing Facility
- 4,788 sq. ft. Pre-cool
- 17,716 sq. ft. Canopy Covered Area
- 9 Dock-high Roll-up Doors
- Storage Capacity: 1,821 Pallets
- Convenient location just off Expressway 86
- **Lease Rate: \$45,021/month (\$1.00/sf) NNN**



Vicinity Map



77-933 Las Montanas, Suite 101 • Palm Desert, CA 92211

**(760) 360-8200 fax (760) 360-7580**

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*For further information, please contact:*

**Paula Turner**

BRE License # 00702492

**Susan Harvey**

BRE License # 00957590

*Or Visit us at our Website:*

[www.desertpacificproperties.com](http://www.desertpacificproperties.com) • E-mail: [admin@dpplc.com](mailto:admin@dpplc.com)

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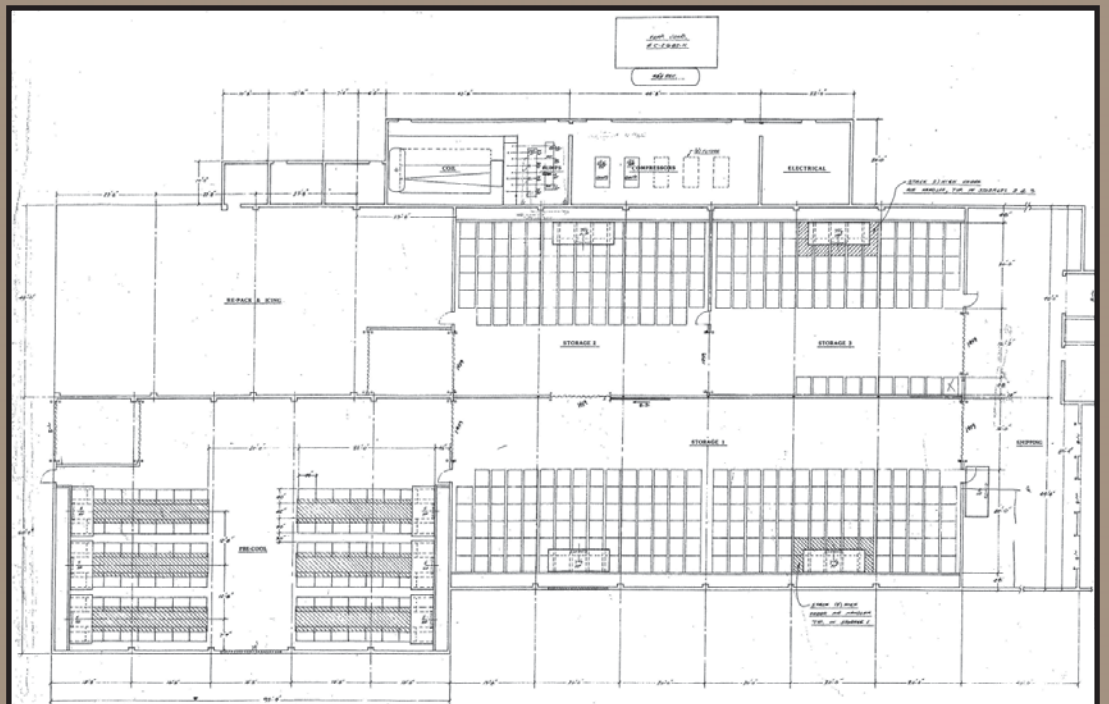
# Aerial Map

(87770 62nd Avenue)



## Site Amenities

- **Location:** 87770 62nd Avenue in Thermal
- **Zoning:** A-2-10 (Heavy Ag, 10 ac min)
- **General Plan:** AG (Agriculture)
- **Parcel Size:** Approximately 6.6 acres
- **A portion of APN:** 757-270-011
- **Year Built:** 1987, Expansion in 1995
- **Dock-high Roll-up Doors:** 9
- **Clear Height:** 19 ft.
- **Power:** 3 Phase 480Y/277 Volts 2000 Amps
- **NNN Charges:** \$.07/sf/month
- **Condition:** Good
- **Construction:** Concrete block



Floor Plan