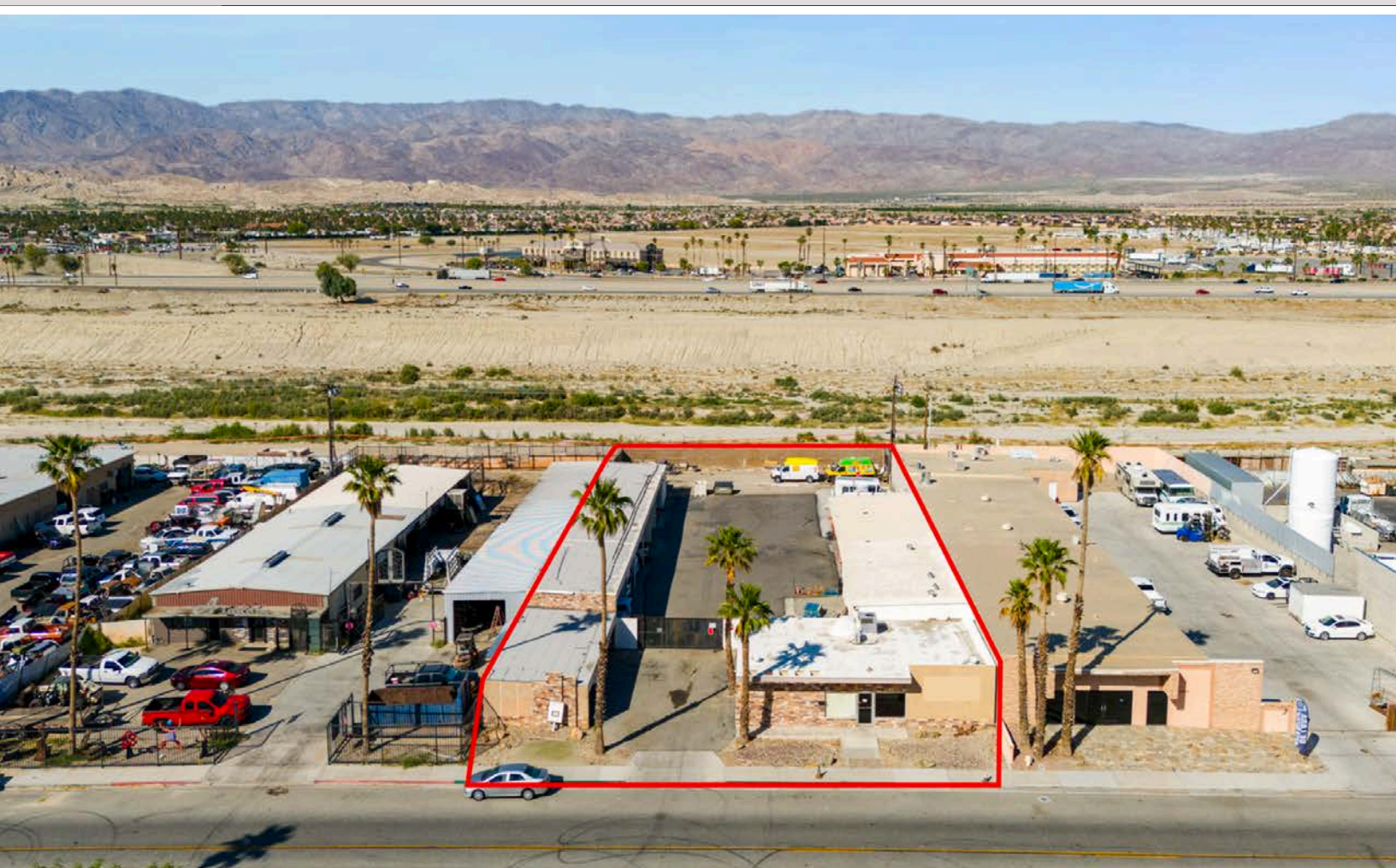


**FOR  
SALE**

# OWNER-USER OPPORTUNITY



**83778 AVENUE 45, INDIO, CA 92201**

### PROPERTY SUMMARY:

Asking price:	\$1,430,000
Price Land:	\$63/SF
Building Size:	± 7,060 SF
Lot Size:	± 22,651 SF
Clear Height:	15'
Year Built:	1980
Office Size:	± 1,250 SF
# GL Doors:	2 (10' x 12')
Yard:	Large, secured yard
Zoning:	Heavy Industrial (IH)
APN:	611-392-036

### MAP:



**CHANTEL AGUILAR**  
**SENIOR VICE PRESIDENT**  
**(562) 447-0665**  
**CHANTEL@ASHWILLASSOCIATES.COM**  
**CORP DRE#01291393/LIC.#01972085**

**Ashwill**  
**Associates**  
COMMERCIAL REAL ESTATE

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# FOR SALE

83778 AVENUE 45, INDIO, CA 92201



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**PHOTOS**

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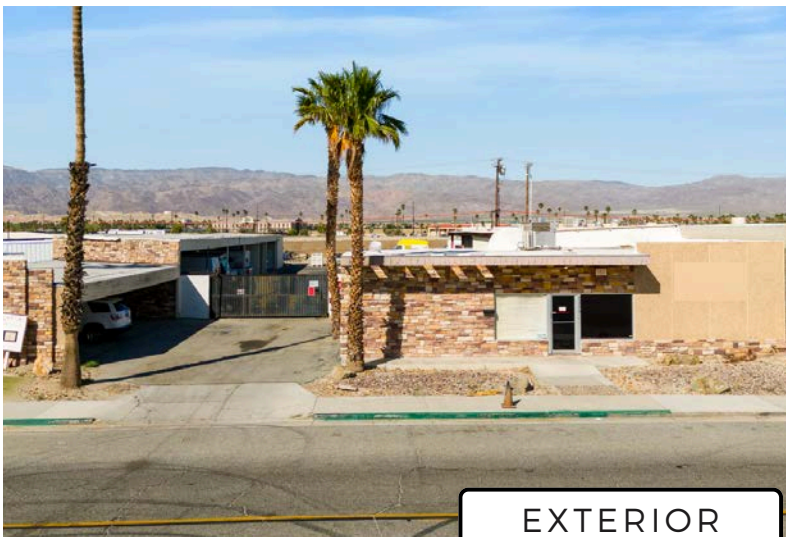
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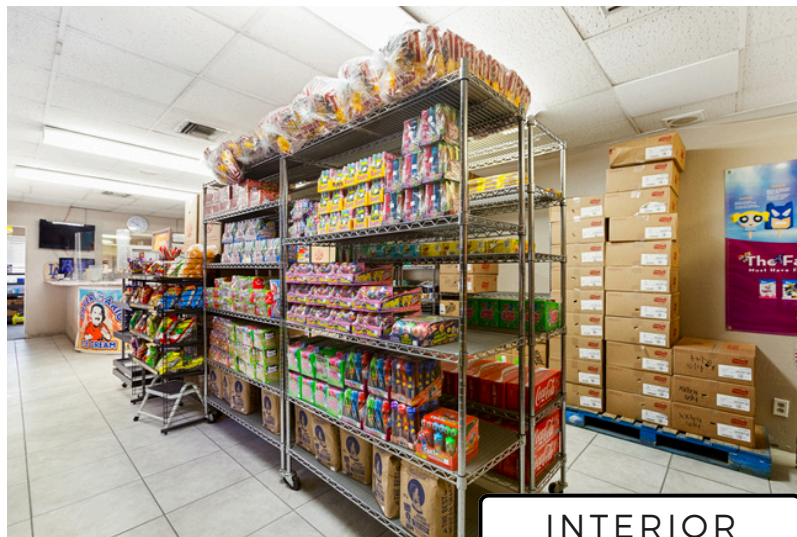
**FOR  
SALE**

**PHOTOS**

**83778 AVENUE 45, INDIO, CA 92201**



**EXTERIOR**



**INTERIOR**



**INTERIOR**



**WAREHOUSE**



**WAREHOUSE**



**WAREHOUSE**



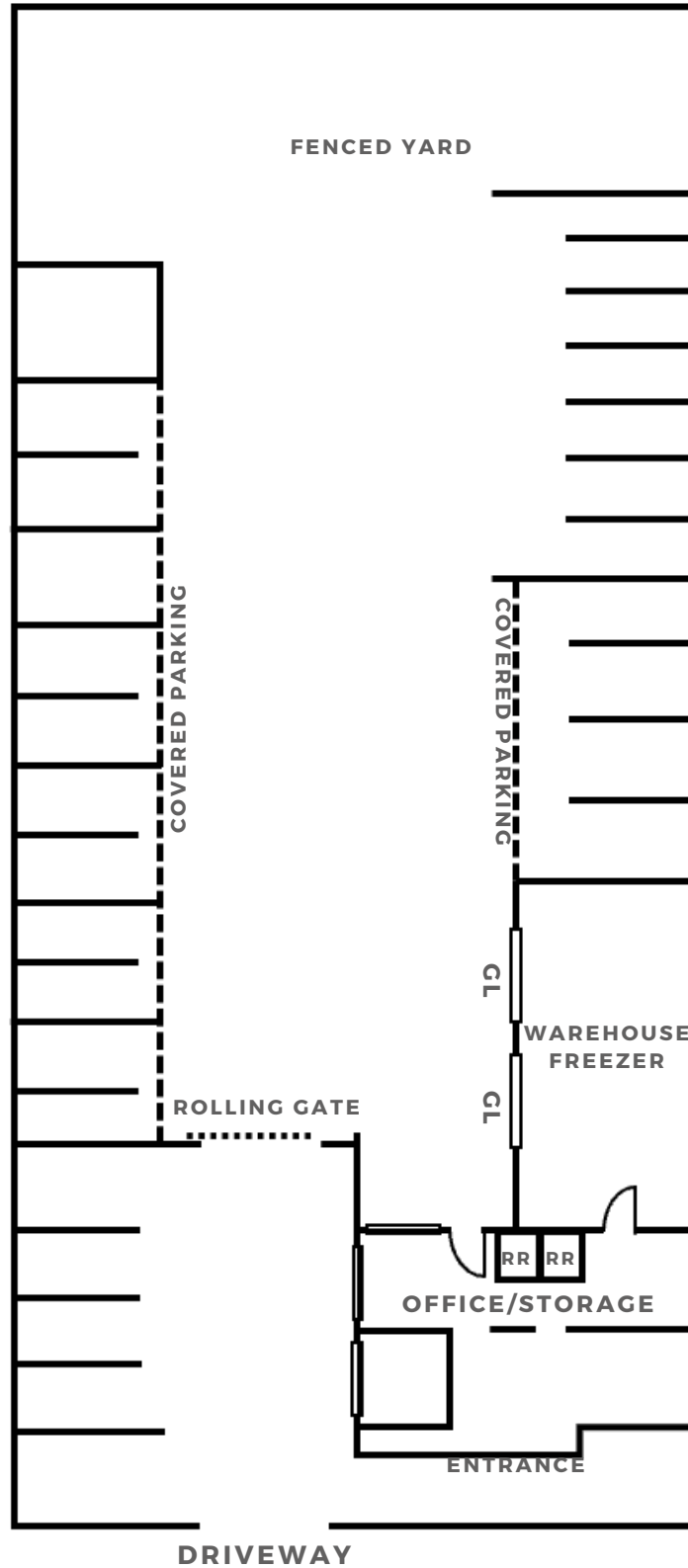
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**FOR  
SALE**

**SITE PLAN + 22,651 SF LOT**  
83778 AVENUE 45, INDIO, CA 92201

\*FLOORPLAN NOT TO SCALE



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