

# 7,300 SF\* INDUSTRIAL BUILDING FOR SALE

## OFF INTERSTATE 10 - MARIJUANA CULTIVATION AREA



**Offered at \$2,500,000**  
**19160 McLane Street**  
**PALM SPRINGS, CALIFORNIA**

**Do Not Show Without Appointment**

### PROPERTY DETAILS:

- \*7,300 SF (Owner has estimates to develop second story. Installation to be completed after escrow closes.) \* Can be expanded to 12,600 SF
- Current Size is 6,300 SF with 1,000 SF Mezzanine
- Zoned Manufacturing (M-2) - Palm Springs
- Clear Height: 30' - (3) Grade Level Doors
- A/C May Be Added
- APN: 666-392-004 (Lot 10)
- Parking Spaces: 22 Including 1 Handicap
- Lot Size: 0.46 Acres (20,056 SF) - 110'x182.33'
- Streets are Fully Improved and Utilities in Place (Sewer to be Reviewed)
- Existing Power may be Expanded to 1,200 to 3,000 AMPS

For More Information, Please Contact:

**MERVYN E. KIRSHNER**

**760-408-9814**

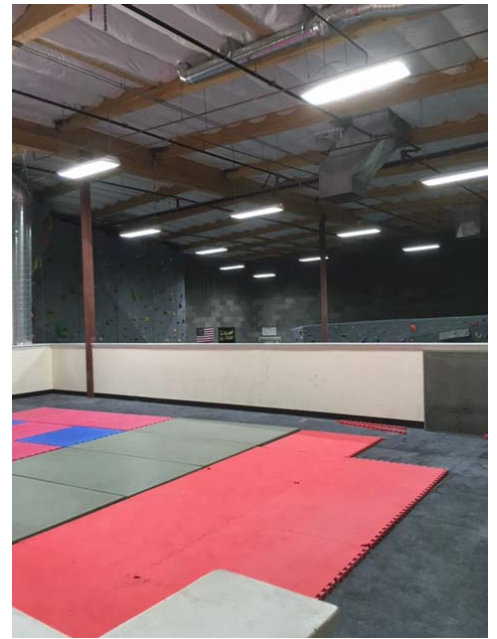
**mkirshner@dc.rr.com**

CalBRE License: 00254315



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PHOTOS

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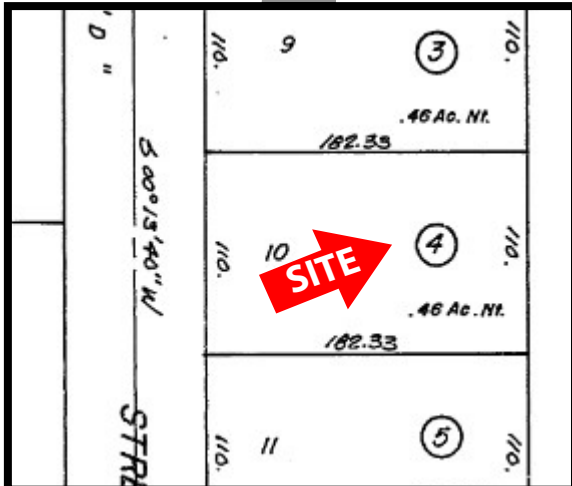
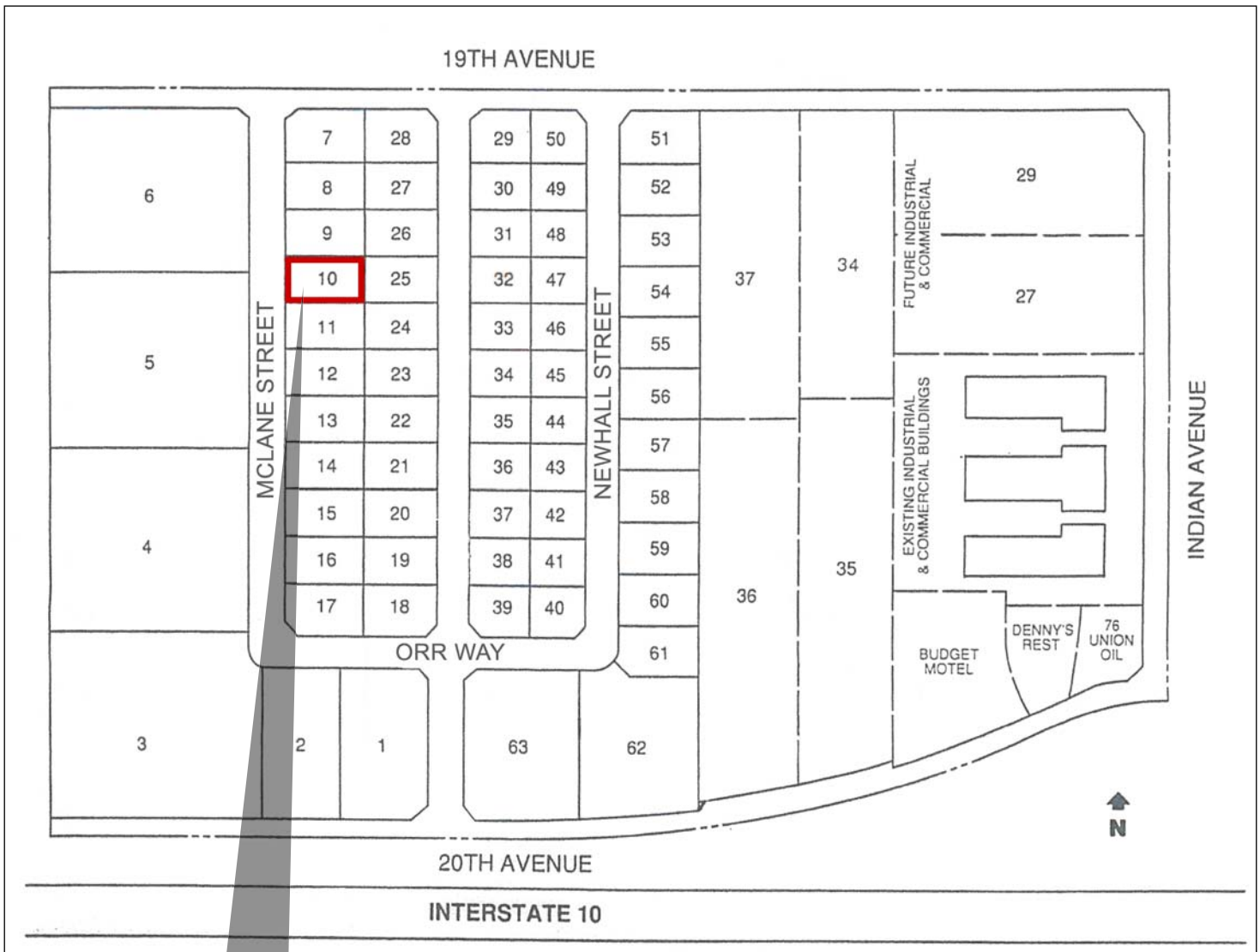
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### SITE PLAN

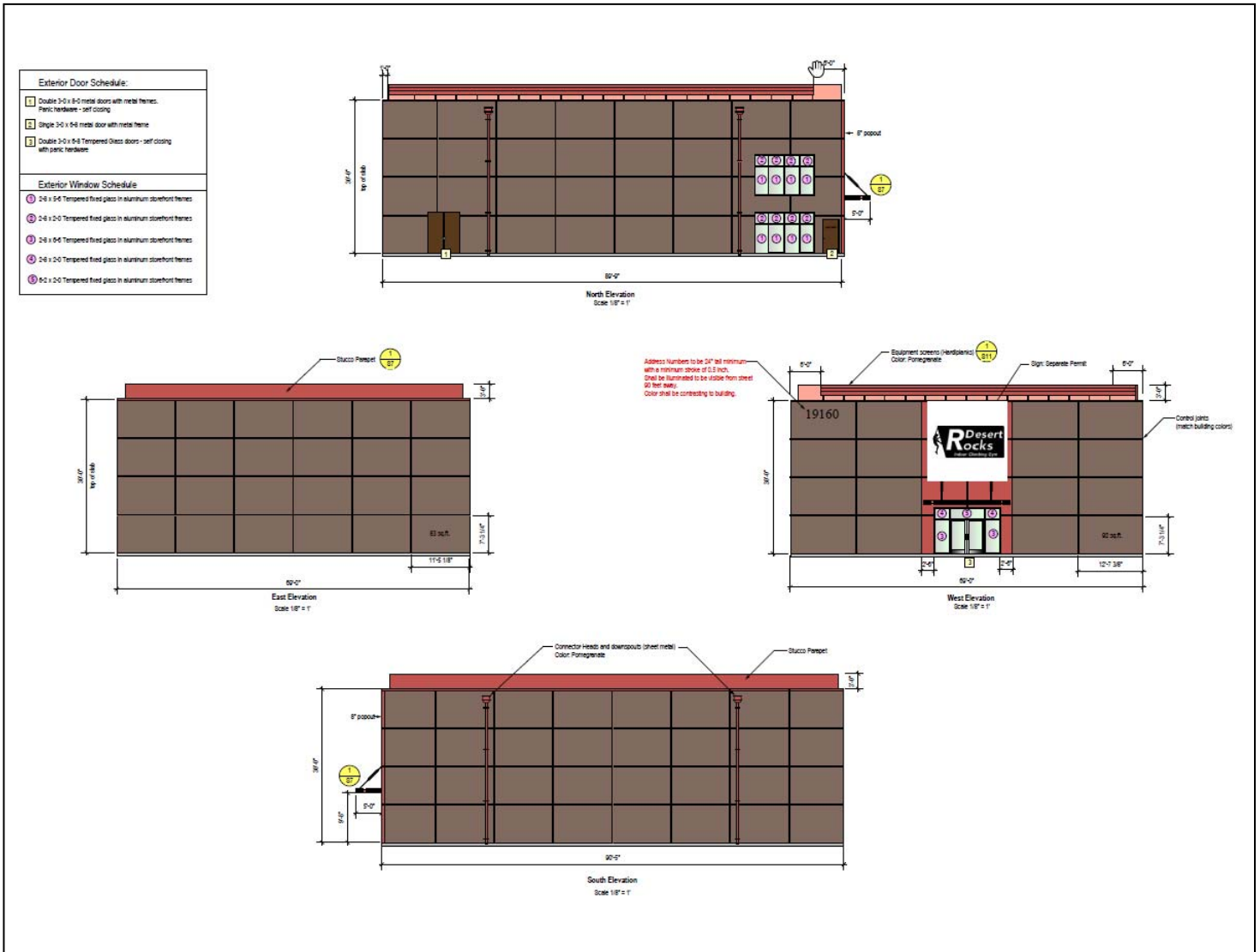
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## ELEVATION

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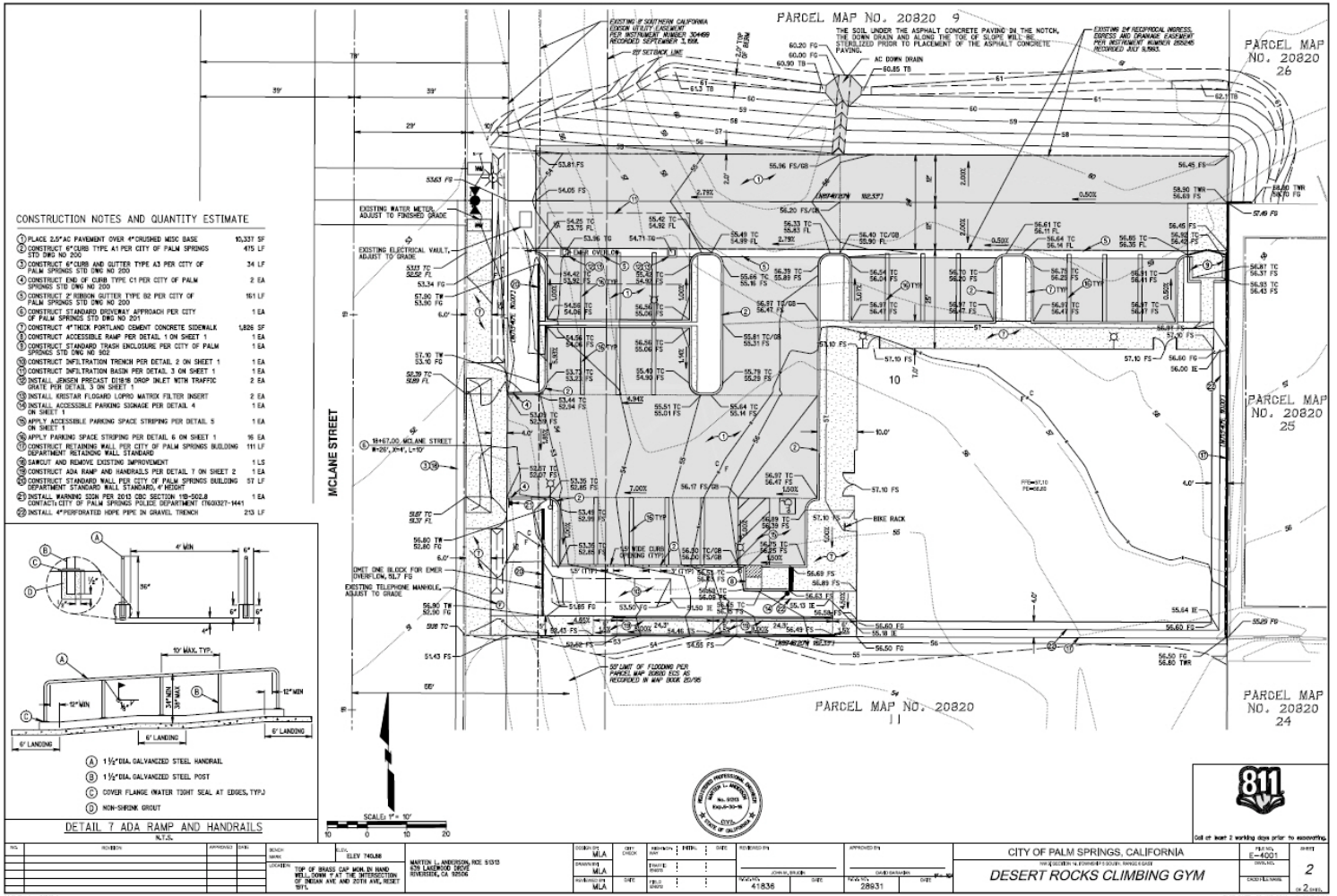
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## GRADING PLAN

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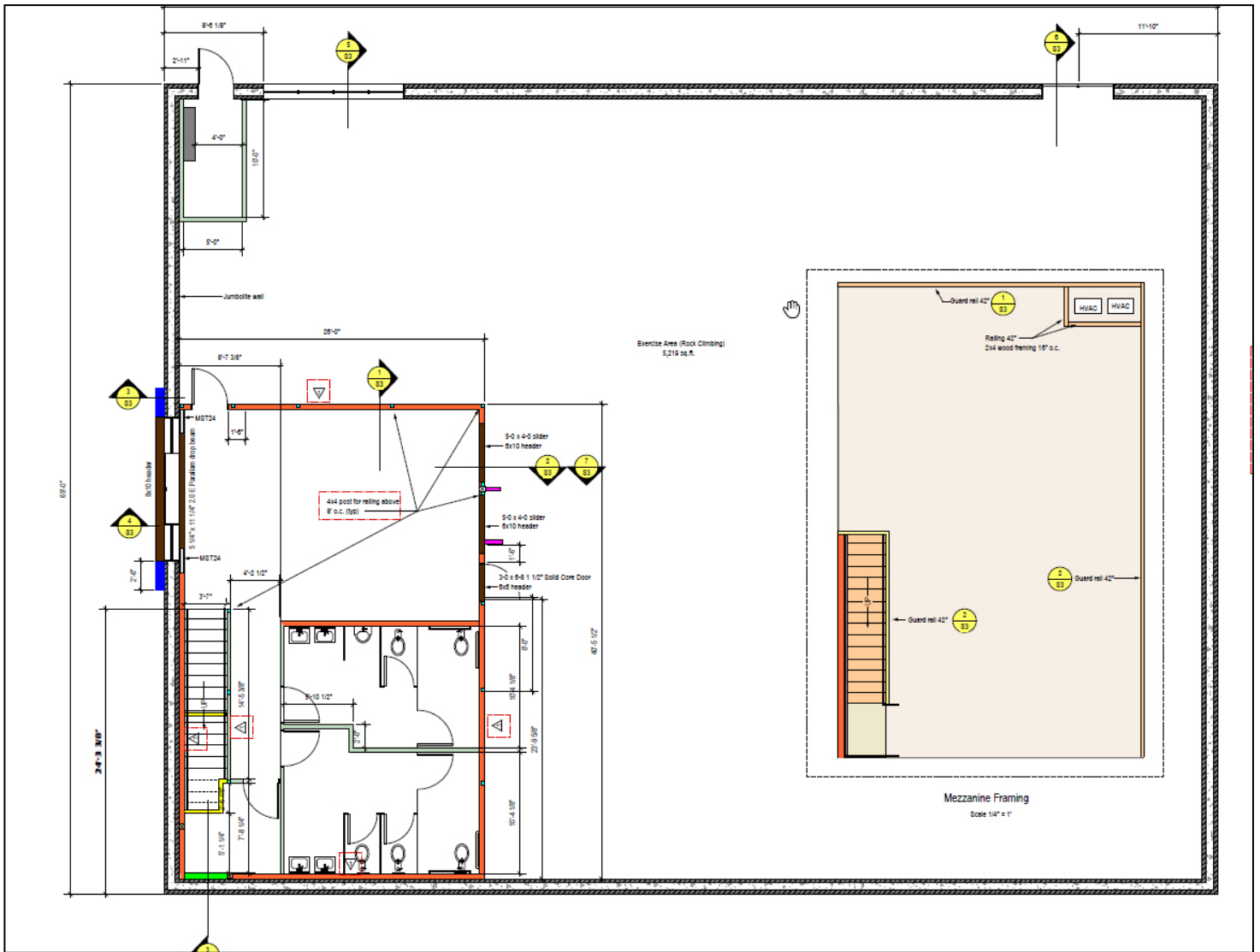
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