

INDUSTRIAL FLEX BUILDING



1241 S. Gene Autry Trail Palm Springs, CA



Showroom

- ◆ Sales Price \$1,599,000 \$220.76 psf
- ◆ In the Gene Autry Business Park
- ◆ 7243 sf building
- ◆ 5145 sf first floor (interior meas.)
- ◆ 2098sf second floor (int. meas.)
- ◆ 33. Ac lot
- ◆ Built 1991
- ◆ Precast concrete construction
- ◆ APN# 680-570-008
- ◆ Zoned M-1
- ◆ HVAC for office/showroom
- ◆ Desert Coolers for Warehouse
- ◆ 2 bathrooms—one with shower
- ◆ Large workroom and 2 interior ofc

TERRI RYAN
EQUITY UNION
PH 760-408-8891
TERRIRYAN@EQUITYUNION.COM
DRE#01996191

INGRID BADDOUR, CCIM
BADDOUR & ASSOC. COMMERCIAL
PH. 760-272-9543
INGRID@BADDOURREALESTATE.COM
DRE #00751437

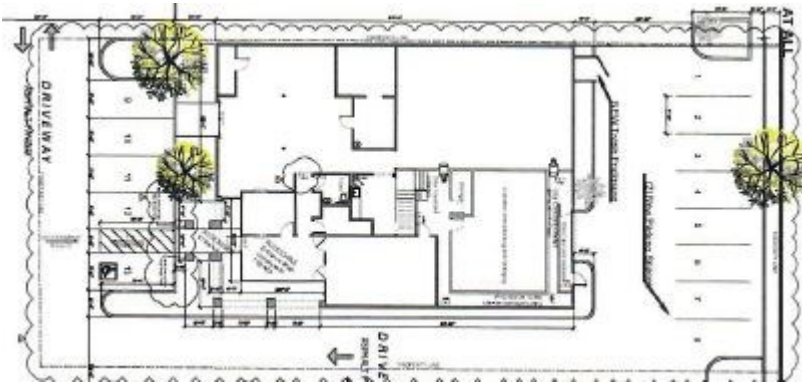
1241 S. Gene Autry Trail



Large Workroom downstairs



Showroom and Lobby



Fenced Yard in rear of building



Upper Mezzanine storage or offices



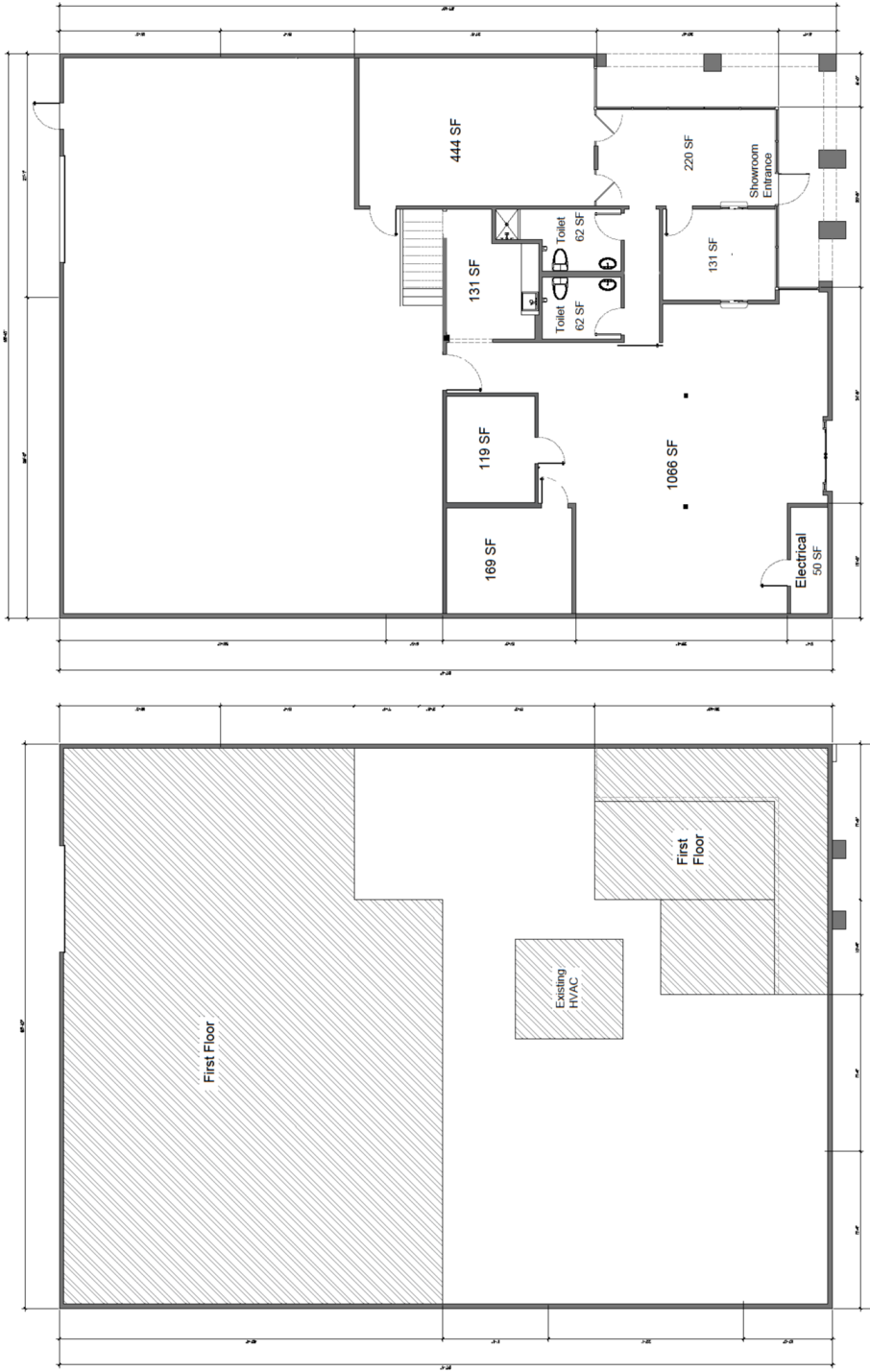
Warehouse with mezzanine above

TERRI RYAN
EQUITY UNION
PH 760-408-8891
TERRIRYAN@EQUITYUNION.COM
DRE#01996191

INGRID BADDOUR, CCIM
BADDOUR & ASSOC. COMMERCIAL
PH. 760-272-9543
INGRID@BADDOURREALESTATE.COM
DRE #00751437

The above information, while not guaranteed, has been obtained from sources deemed reliable and is subject to change without notice. Buyer must verify the information and bears all risks for any inaccuracies.

1241 S. Gene Autry Trail Floor plan



LOWER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

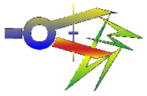
Wall / Partitions Legend

Existing Walls	—
----------------	---

Square Footage

Lower Level	5145 SF
Upper Level	2089 SF

UPPER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



Signature or Stamp
 Steven Wajtko
 Mechanical Engineer
 License No. 10000
 State of California
 1241 S GENE AUTRY TR, PALM SPRINGS, CA 92264

AS BUILT FLOOR PLAN:
 Evolved Engineering
 1241 S GENE AUTRY TR, PALM SPRINGS, CA 92264

Existing Floor Plan
 SHEET TITLE:

DATE	BY	BY
10/1/2011	S.J.W.	S.J.W.
AS NOTED		
1/21		

P2
 SHEET

<p>TERRI RYAN EQUITY UNION PH 760-408-8891 TERRIRYAN@EQUITYUNION.COM DRE#01996191</p>	<p>INGRID BADDOUR, CCIM BADDOUR & ASSOC. COMMERCIAL PH. 760-272-9543 INGRID@BADDOURREALESTATE.COM DRE #00751437</p>
--	--

1239 S Gene Autry Tr.Gene Autry Business Park
Palm Springs, CA 92264

Class B Warehouse Building of 5,314 SF Sold on 1/26/2024 for \$1,560,000 - Research Complete

buyerMichael Crahan
c/o Ingrid Baddour
15821 Ventura Blvd
Encino, CA 91436
(212) 684-3200**seller**Kurtis Magee
17535 Harvard Ave
Irvine, CA 92614
(925) 785-9818**vital data**

Escrow/Contract:	-	Sale Price:	\$1,560,000
Sale Date:	1/26/2024	Status:	Confirmed
Days on Market:	-	Building SF:	5,314 SF
Exchange:	No	Price/SF:	\$293.56
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	14,810	Actual Cap Rate:	-
Acres:	0.34	Down Pmnt:	-
\$/SF Land Gross:	\$105.33	Pct Down:	-
Year Built, Age:	1990 Age: 34	Doc No:	0038528
Parking Spaces:	12	Trans Tax:	\$1,716
Parking Ratio:	2.26/1000 SF	Cover:	No
FAR:	0.36	Zoning:	M-1, Palm Springs
Lot Dimensions:	-	No Tenants:	1
Frontage:	-	Percent Improved:	80.0%
Tenancy:	Single	Submarket:	Coachella Valley
Comp ID:	6695658	Map Page:	-
		Parcel No:	680-570-007
		Property Type:	Industrial

Subject property:**1241 S Gene Autry Trail****Bldg. SF: 7243****List Price: \$1,599,000****Price per sq. ft \$220.76****Property next door:****1239 S. Gene Autry Trail****Bldg. SF 5314****Sold Price: \$1,560,000. Jan 26,2024****Price per sq. ft. \$293.56**

TERRI RYAN
EQUITY UNION
PH 760-408-8891
TERRIRYAN@EQUITYUNION.COM
DRE#01996191

INGRID BADDOUR, CCIM
BADDOUR & ASSOC. COMMERCIAL
PH. 760-272-9543
INGRID@BADDOURREALESTATE.COM
DRE #00751437