

PROPOSED MASTER-PLANNED INDUSTRIAL PROJECT ACROSS FROM JACQUELINE COCHRAN AIRPORT 85884 AIRPORT BLVD, THERMAL

OPPORTUNITY
ZONE



PROJECT RENDERING



JACQUELINE COCHRAN REGIONAL AIRPORT FBO DESERT JET

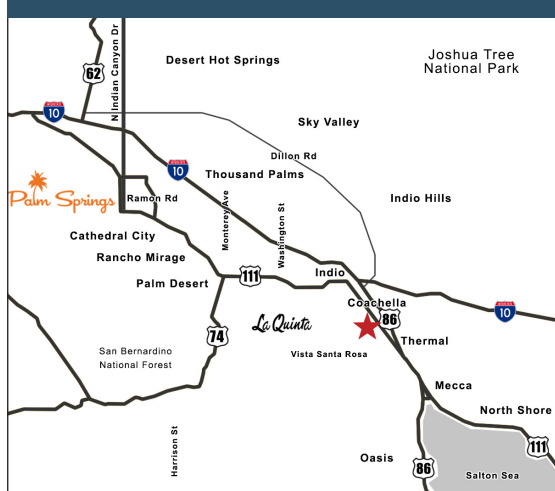


FEATURES

- 19.5 acres across from Jacqueline Cochran Regional Airport, with 43,500 aircraft operations in 2023. Jacqueline Cochran Regional Airport is currently exploring the possibility of adding commercial air service and cargo service to the facility
- Conceptual plans for 392,880 SF industrial building and 300,110 SF state-of-the-art four building master-planned industrial project with dock high loading & large yards (see page 3)
- Utilities in street
- Approx. 13,800 cars/day on Hwy 111
- New interchange at Airport Blvd & Expressway 86
- Three miles to The Thermal Club, a private high end race track
- Across from Desert International Horse Park

PRICE: \$4,247,000 (\$5/SF)

VICINITY MAP



Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

3/10/25 JC



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19.5 AC INDUSTRIAL LAND

AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** Property is located at 85884 Airport Blvd, Thermal
- **APN:** 763-250-020
- **Parcel Size (According to County Assessor's Information):** 19.5 Acres
- **Zoning:** **M - SC (Manufacturing - Service Commercial)** - [Click here](#)
- **General Plan:** **L - I (Light Industrial)** - [Click here](#)
- **In Airport Land Use Zones:** **ZONE D**
[CLICK HERE FOR AIRPORT LAND USE RESTRICTIONS](#)
[CLICK HERE FOR AIRPORT ZONING ORDINANCE](#)
- **Utilities:**
Electric: In Street
Water: 24" line in street
Sewer: 18" line in street
Gas: 1 mile away on Avenue 54
Irrigation Water: Yes; Meter #1854
- **Tile Drain Lines:** Yes; TD-113
- **Parcel Dimensions:** 652' x 1,322'
- **Terms:** Cash
- **Comments:** Convenient location just 1 mile from Expressway 86 and across from the Jacqueline Cochran Regional Airport.

TRAVEL TIME

I-10 Freeway:	3 minutes	3 miles
Expwy 86:	1 minute	.9 miles
Airport:	3 minutes	2 miles
O.C.:	1.5 Hours	103 miles
San Diego:	1.75 Hours	95 miles
Los Angeles:	2 Hours	120 miles
Phoenix:	3.5 Hours	245 miles
Las Vegas:	4.1 Hours	253 miles
Mexicali:	1.2 hours	96 miles

WHAT IS AN OPPORTUNITY ZONE?

Why is investing in an Opportunity Zone better than a 1031 Exchange?

Temporary Deferral: Similar to a 1031 Exchange.

Step-up in Basis: After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

Permanent Exclusion: After 10 years the capital gains are permanently excluded from taxable income.

For More Information Please Visit:

www.DesertPacificProperties.com/OpportunityZone

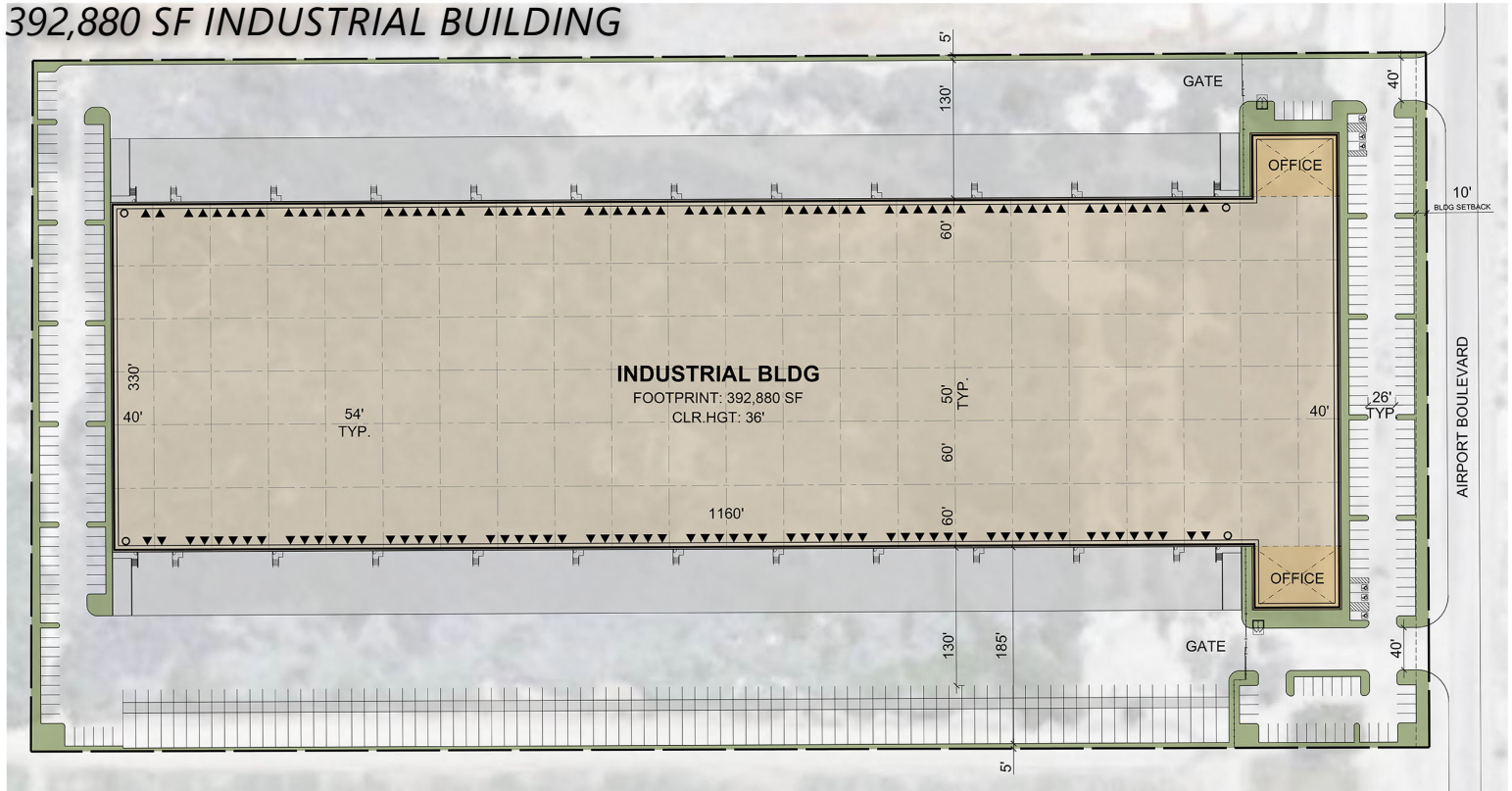
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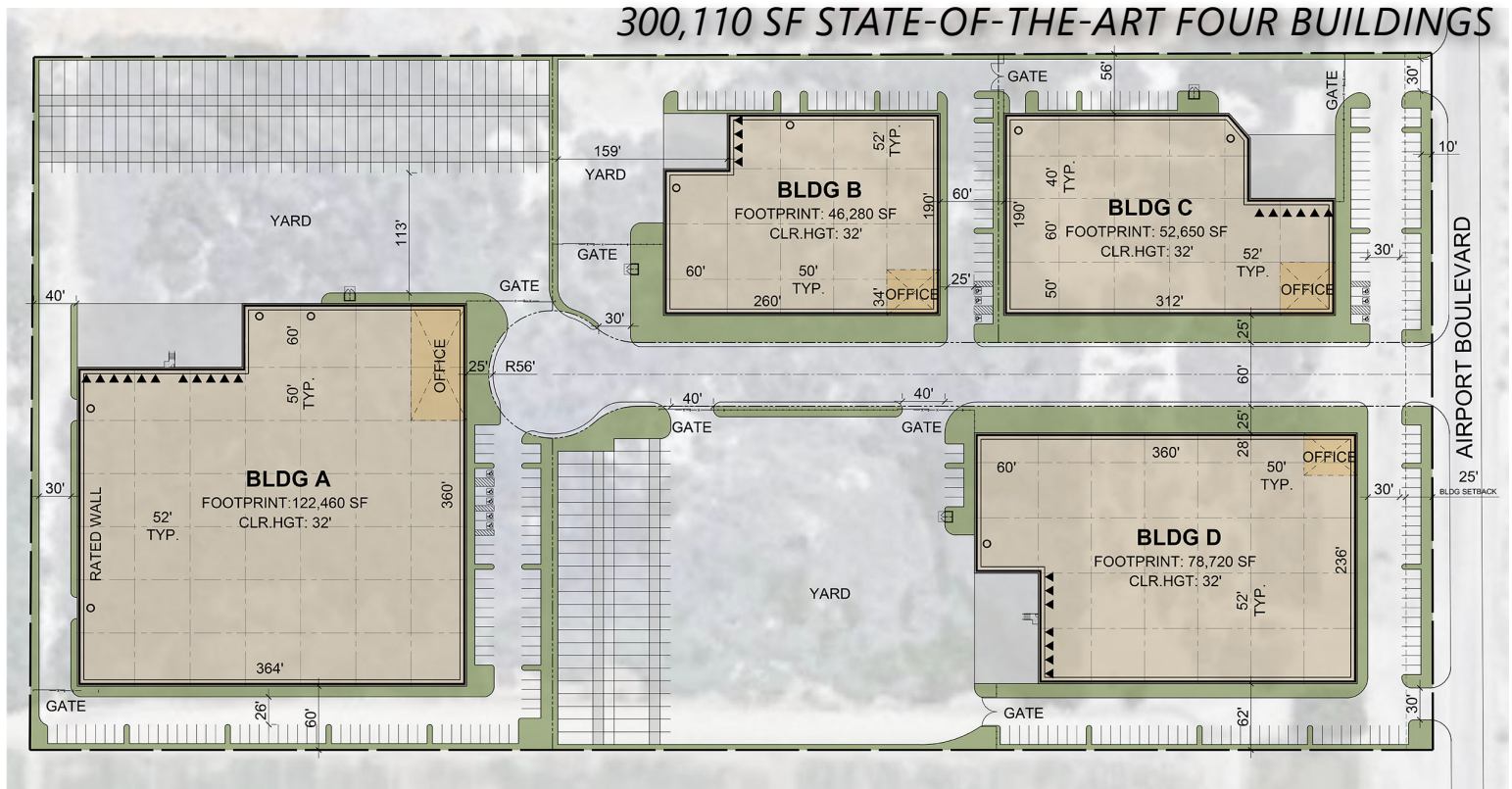
19.5 AC INDUSTRIAL LAND

CONCEPTUAL PLANS

392,880 SF INDUSTRIAL BUILDING



300,110 SF STATE-OF-THE-ART FOUR BUILDINGS



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19.5 AC INDUSTRIAL LAND

AREA OVERVIEW

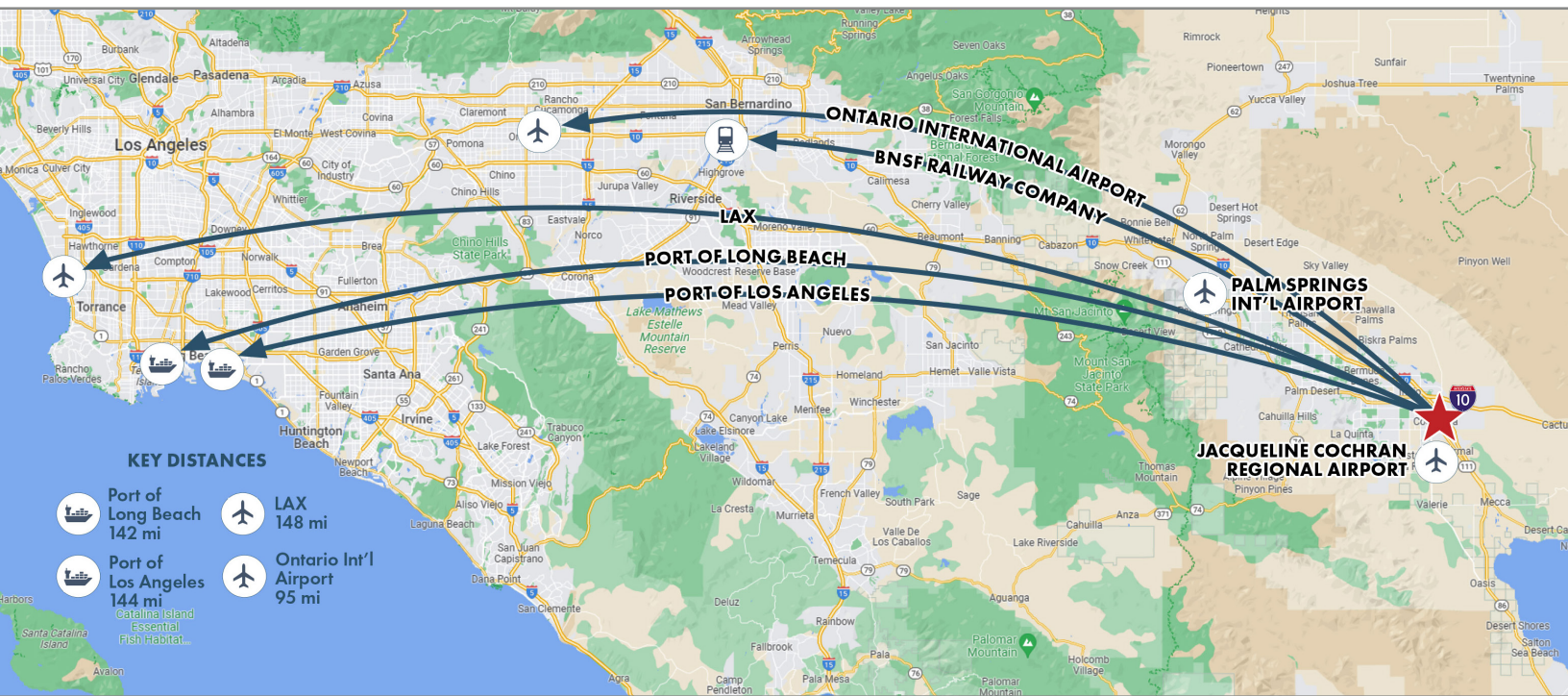


INLAND EMPIRE



The Inland Empire, consisting of Riverside and San Bernardino Counties in Southern California, has emerged as a critical nexus for the Transportation, Distribution, and Logistics (TDL) or goods movement sector. At the confluence of port-bound freeways and rail spurs along the eastern edge of Los Angeles' sprawl, the Inland Empire is ideally situated for the TDL and warehousing markets.

About 40% of all containers entering the U.S. from Asia are handled by the ports of L.A. and Long Beach. More than 37,000 heavy and tractor-trailer truck drivers based in the Inland Empire haul that cargo to rails and warehouses scattered across Riverside and San Bernardino Counties' 27,000 square miles, which is double the land area of the next largest metropolitan area, Phoenix-Scottsdale in Arizona.



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