

# PROPOSED MASTER-PLANNED INDUSTRIAL PROJECT ACROSS FROM JACQUELINE COCHRAN AIRPORT

## 85884 AIRPORT BLVD, THERMAL

OPPORTUNITY  
ZONE



PROJECT RENDERING



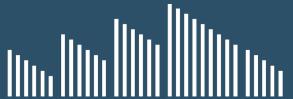
JACQUELINE COCHRAN REGIONAL AIRPORT FBO DESERT JET

### 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)**



  
**Desert Pacific  
PROPERTIES, INC.**  
COMMERCIAL REAL ESTATE



**SUSAN HARVEY**  
DRE #00957590  
[susan@dppllc.com](mailto:susan@dppllc.com)  
Cell: 760.250.8992



**EMILY HARVEY**  
DRE #02229612  
[emily@dppllc.com](mailto:emily@dppllc.com)  
Cell: 760.636.3500

# 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](http://www.DesertPacificProperties.com/OpportunityZone)

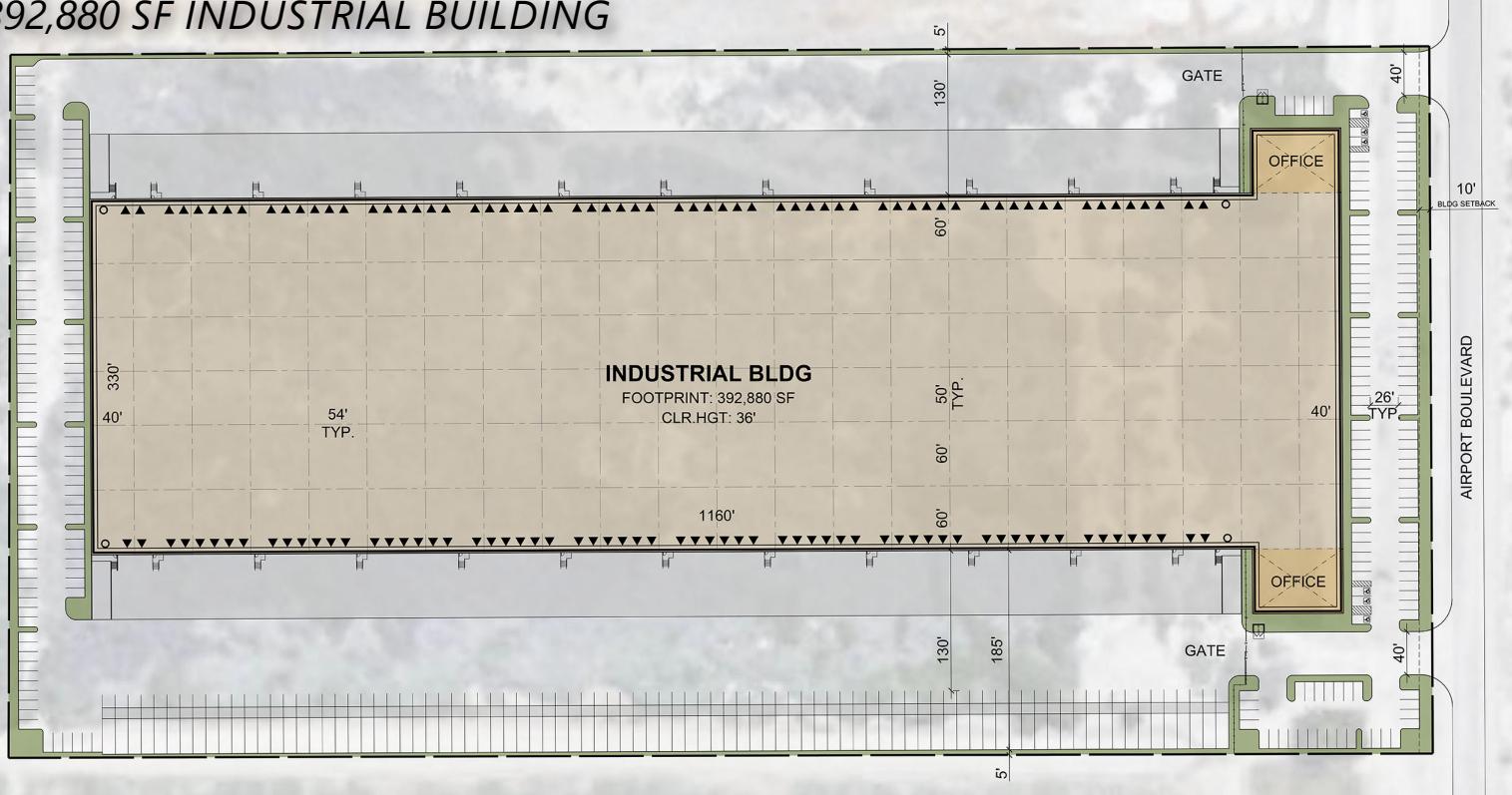
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## CONCEPTUAL PLANS

### 392,880 SF INDUSTRIAL BUILDING



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



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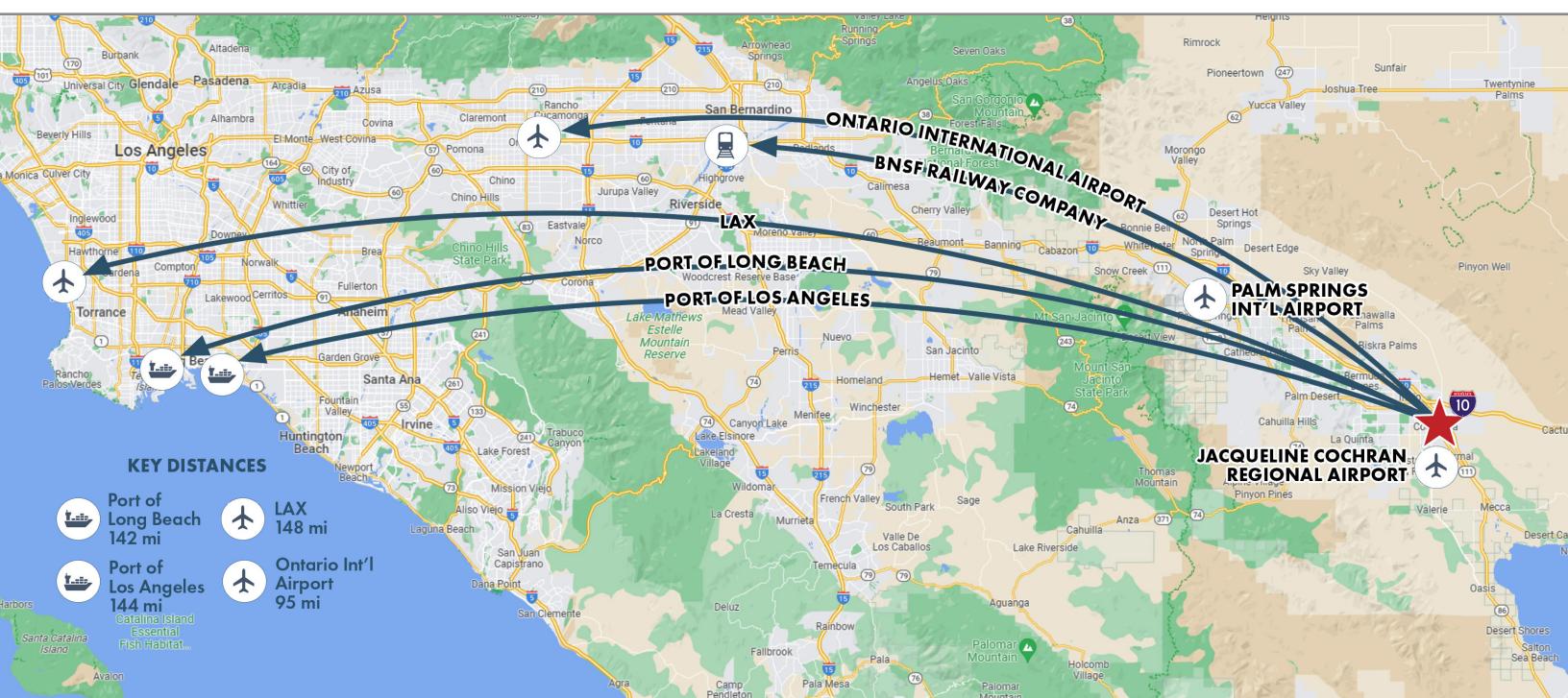
## AREA OVERVIEW

# 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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