

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

OPPORTUNITY  
ZONE



PROJECT RENDERING

85884

AIRPORT BLVD

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



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# 85884 AIRPORT BLVD, TH

This industrial lot offers a rare opportunity in a prime location directly across from Jacqueline Cochran Regional Airport, making it ideal for distribution, logistics, aerospace services, or other industrial business requiring swift transport connections. Situated in a rapidly growing area with strong infrastructure and increasing commercial activity, the property enjoys excellent visibility and is located in a thriving business zone with ongoing development.

The property is zoned for a wide range of uses including agricultural, industrial, service-based, and commercial operations. Allowable uses may include warehousing and distribution, light manufacturing, cold storage, equipment rental, contractor yards, office, and select retail uses.

The subject property enjoys easy access to major highways and thoroughfares, including Airport Boulevard, Highway 111, Expressway 86, and Interstate 10, making it well-positioned for regional and long-haul distribution.

The lot is ready for development with flat topography and utilities in the street with conceptual plans for a 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.

This lot represents a strategic investment or development opportunity in a location poised for continued expansion and business activity. This opportunity is ideal for investors or end-users seeking flexibility and long-term value.

# INVESTMENT SUMMARY

85884 AIRPORT BLVD, TH



**Size |**  
±19.5 acres



**Price |** \$4,247,000



**Price PSF |** \$5.00



**Terms |** Cash

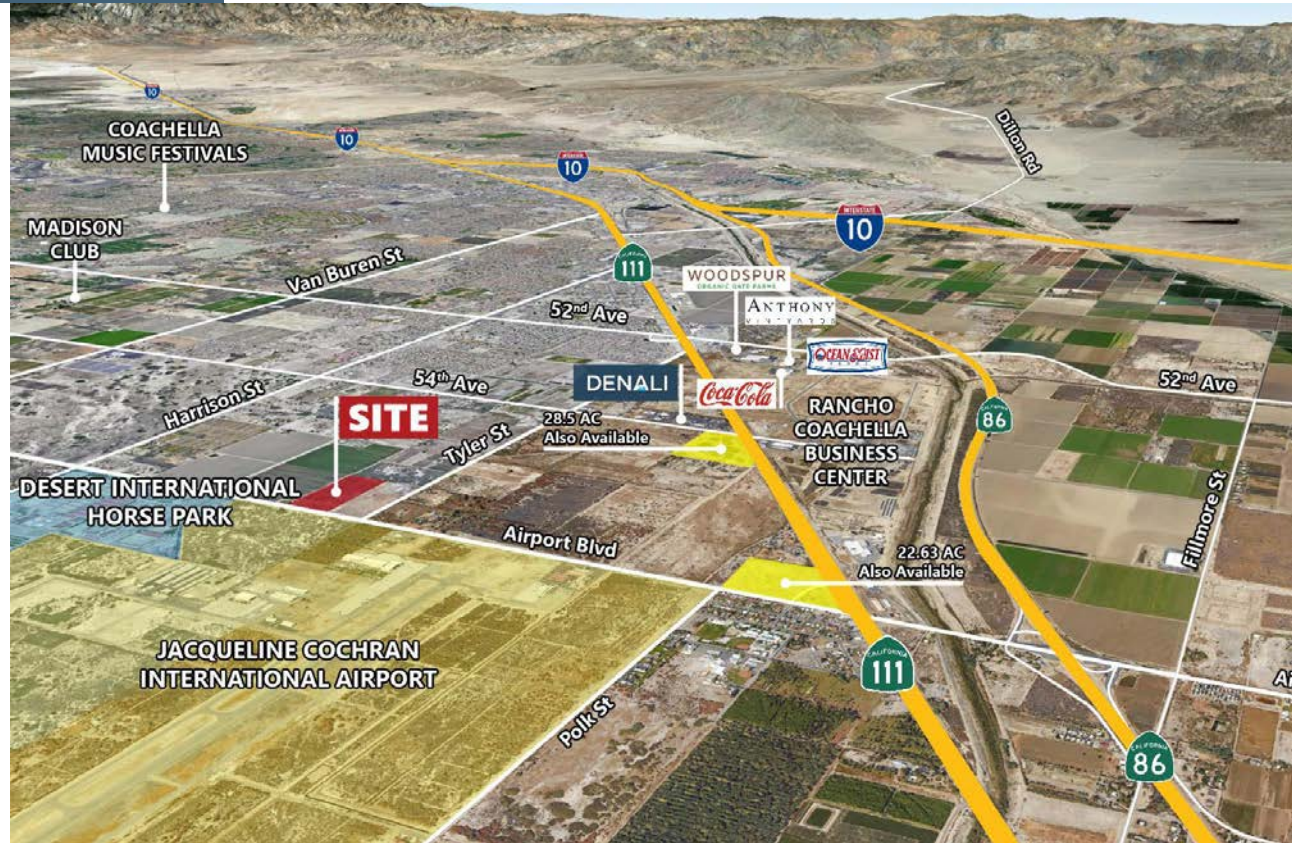


**Tax Incentives |** Opportunity Zone

# PROPERTY FEATURES

- 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

85884 AIRPORT BLVD, TH



## JACQUELINE COCHRAN REGIONAL AIRPORT

FBOs INCLUDE DESERT JET, ATLANTIC AVIATION, THERMAL AVIATION, AND MORE

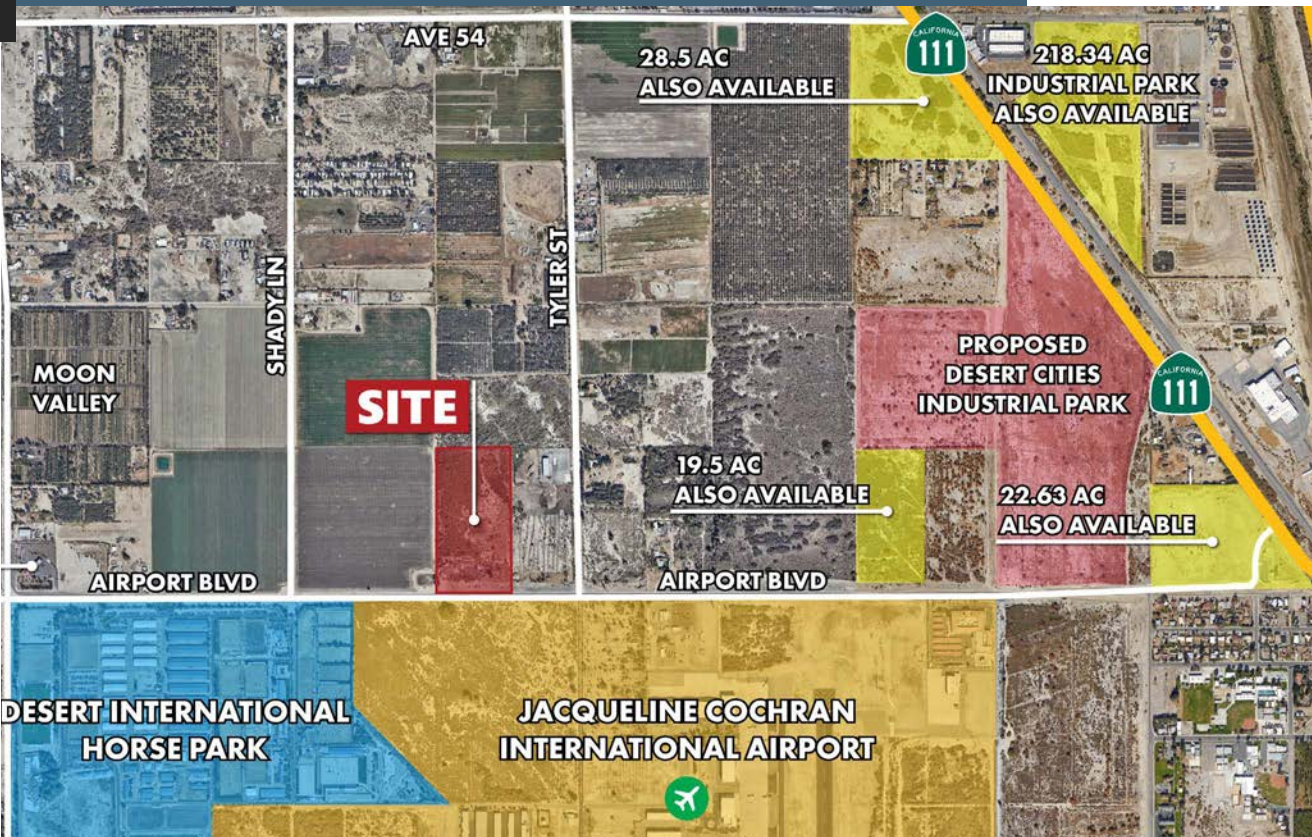


# SITE DETAILS

## 85884 AIRPORT BLVD, TH

### SITE DETAILS:

- **Location:** Property is located at 85884 Airport Blvd, Thermal
- **APN:** 763-250-020
- **Parcel Size (According to County Assessor's Information):** 19.5 Acres  
[Click here](#)
- **Zoning:** M - SC (Manufacturing - Service Commercial)  
[Click here](#)
- **General Plan:** L - I (Light Industrial)
- **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'
- **Comments:** Convenient location just 1 mile from Expressway 86 and across from the Jacqueline Cochran Regional Airport.

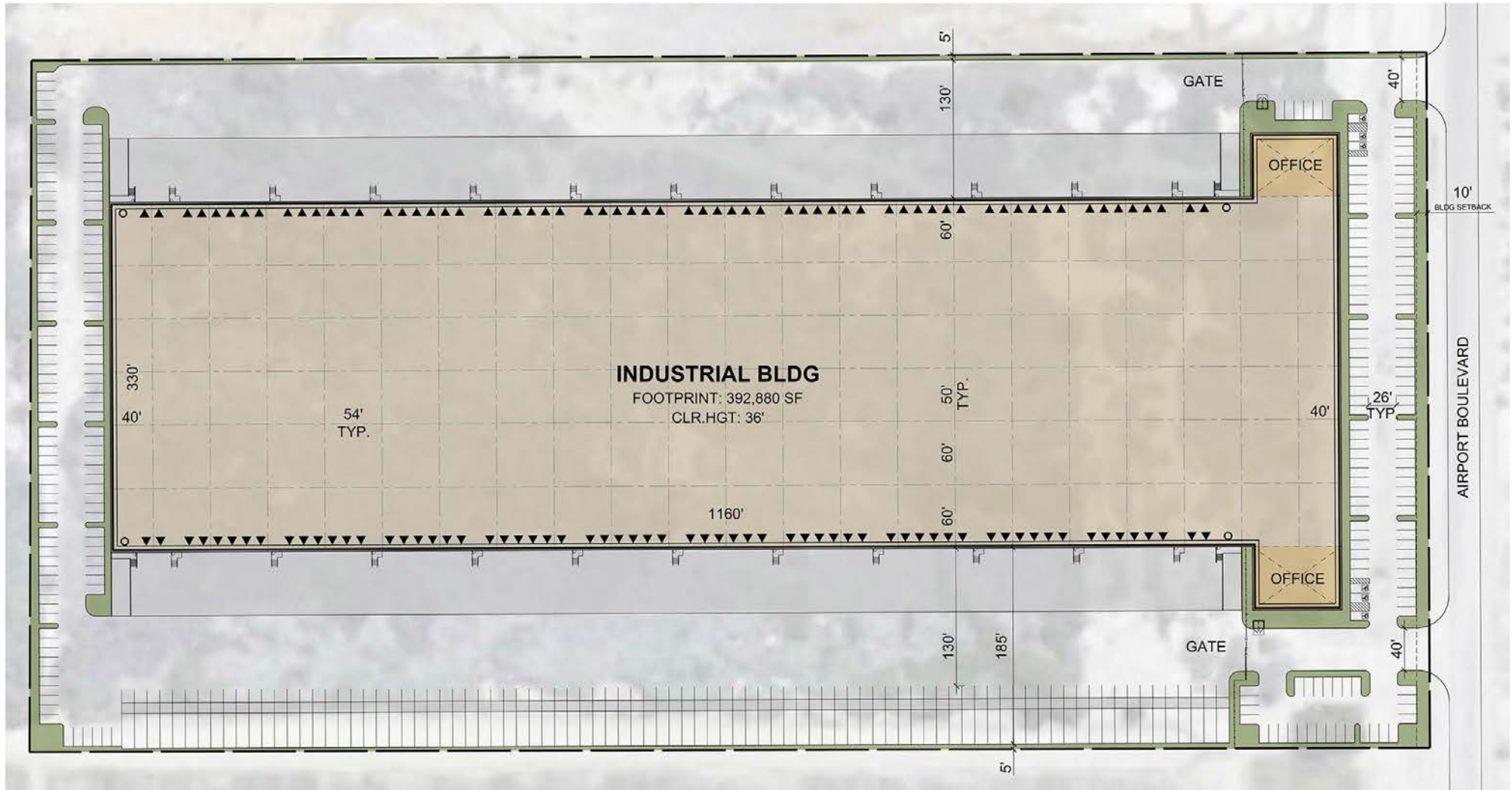


### ZOOMED IN AERIAL & PARCEL MAP



# CONCEPTUAL PLANS

85884 AIRPORT BLVD, TH



*PROPOSED 392,880 SF INDUSTRIAL BUILDING*

# CONCEPTUAL PLANS

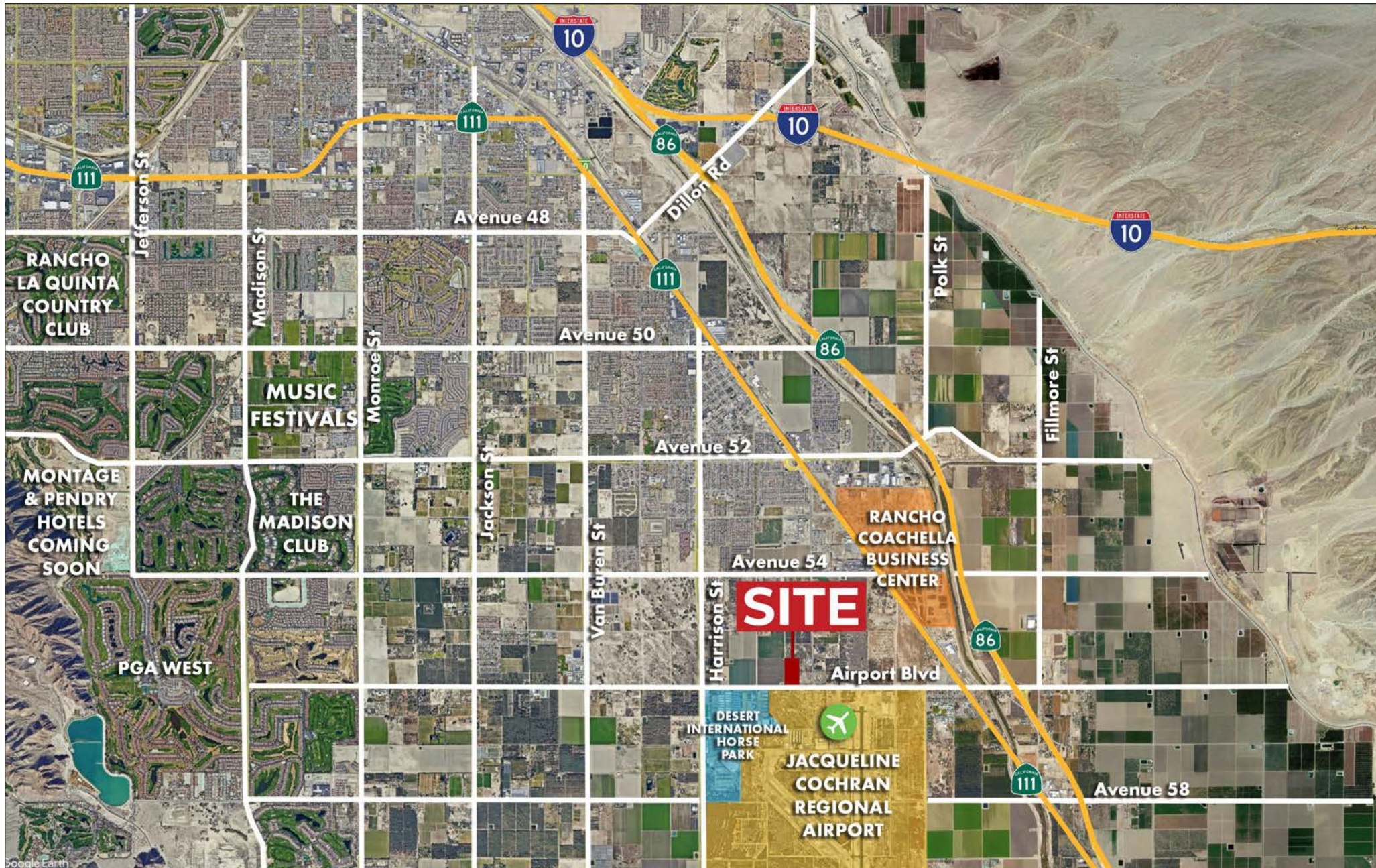
85884 AIRPORT BLVD, TH



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

# VICINITY MAP

85884 AIRPORT BLVD, TH



# LOCATION OVERVIEW

## COACHELLA VALLEY/ GREATER PALM SPRINGS

The ultimate Southern California destination, the Coachella Valley – also known as Greater Palm Springs – is famous for its year-round sunshine and idyllic quality of life. Powered by tourism and agriculture, this bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment.

The region offers unparalleled quality of life, a ready workforce, and affordability. It is home to world-famous events such as Coachella and Stagecoach Music Festivals, BNP Paribas Open tennis tournament, and the new Acrisure Arena entertainment venue.



# LOCATION OVERVIEW

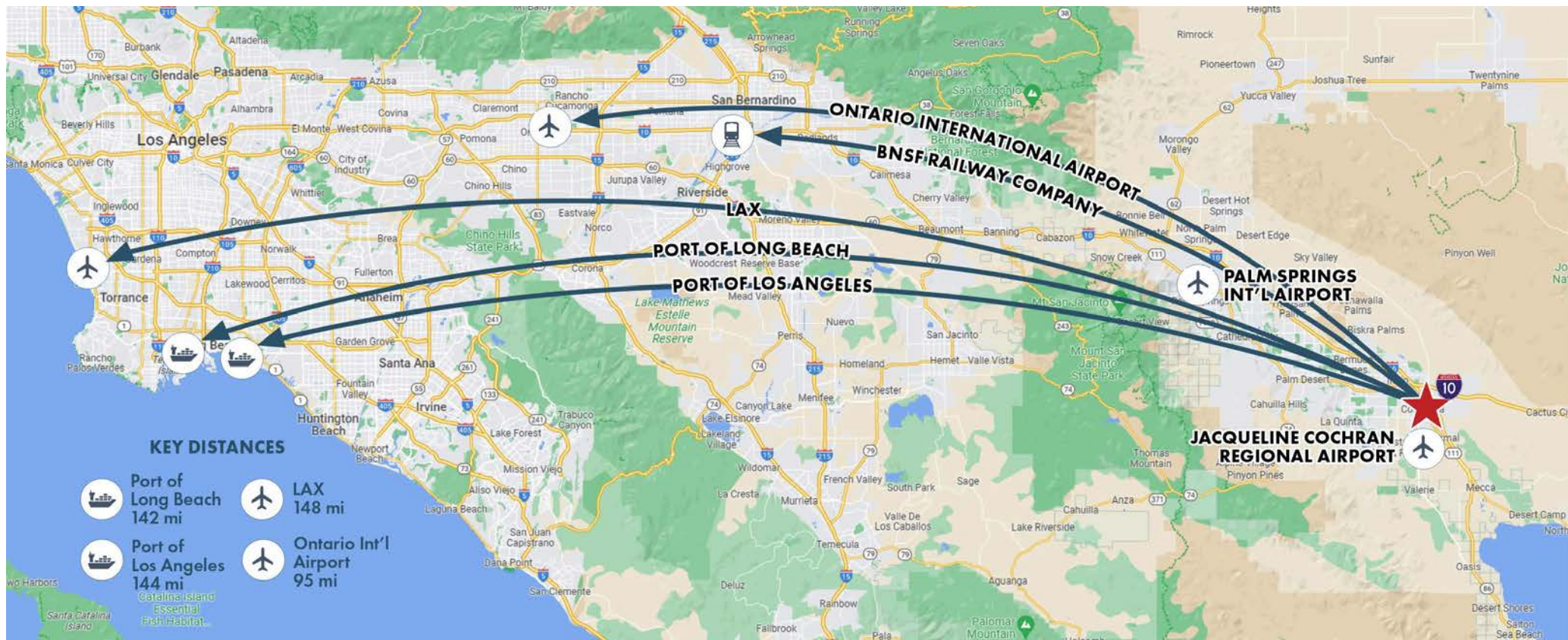
The Inland Empire, consisting of Riverside and San Bernardino Counties in Southern California, has emerged as a critical nexus for the Transportation, Distribution, and Logistics (TDL) or goods movement sector. At the confluence of port-bound freeways and rail spurs along the eastern edge of Los Angeles'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

## TRAVEL TIME

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

# INLAND EMPIRE



# LOCATION OVERVIEW

## DISTANCE TO MAJOR INDUSTRIAL HUBS



Thermal is an unincorporated community in the eastern Coachella Valley, situated in a regional marketplace of more than 21 million customers with rail service, airports, and access to commercial shipping and cargo.

It enjoys easy access to the nationwide east-west Interstate 10 corridor, 86 Expressway, and three airports - Palm Springs International Airport, Bermuda Dunes Airport, and the nearby Jacqueline Cochran Airport. Thermal is one hour from Mexicali, two hours from Los Angeles and San Diego, three and a half hours from Phoenix, and four hours from Las Vegas.

# LOCATION OVERVIEW

## PORTS & MAJOR CITIES



PORTS & MAJOR CITIES	
City/Port	Distance
Los Angeles	120 mi
Port of LA/Long Beach	145
Port of San Diego	137
Las Vegas	253
Phoenix	245
Fresno	348
Sacramento	515
Port of Oakland	494
Reno	535
Salt Lake City	723
Denver	1,050
Portland	1,092
Boise	927
Seattle/Port of Seattle	1,265
Tacoma/Port of Tacoma	1,203
Mexico Border	105

# TAX INCENTIVES

85884 AIRPORT BLVD, TH



## 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)

## CALIFORNIA GO-BIZ

The Governor's Office of Business and Economic Development (GO-Biz) serves as the State of California's leader for job growth, economic development, and business assistance efforts. There are a range of no-cost consultation services offered to business owners, including: attraction, retention and expansion services, site selection, permit assistance, regulatory guidance, small business assistance, international trade development, assistance with state government, and more.

**For More Information Please Visit:**

<https://business.ca.gov/about/about-go-biz/>

## CALIFORNIA COMPETES

The California Competes Tax Credit (CCTC) is an income tax credit available to businesses that want to locate in California or stay and grow in California.

Businesses of any industry, size, or location compete for over \$180 million in available tax credits by applying in one of three application periods each year. Applicants will be analyzed based on fourteen different factors of evaluation, including number of full-time jobs being created, amount of investment, and strategic importance to the state or region.

**For More Information Please Visit:**

<https://business.ca.gov/california-competes-tax-credit/>

# CONTACTS & DISCLOSURE

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