



DESERT PENGUIN-45,553 SF CANNABIS FACILITY

LICENSED - TURN KEY- READY TO OPERATE

Management Service Agreement

- Cultivation-Medium Mixed
- Commercial-Distributor
- Manufacturer-Type 7



13300 LITTLE MORONGO RD, DESERT HOT SPRINGS, CA

FEATURES

- 45,553 SF Licensed Turnkey Cannabis Facility
- 15,553 SF Manufacturing/Distribution- Pharma Grade
- 27,400 SF Mixed Light (10 Bays With 70 Lights/Bay)
- 8.14 Net Acres - Plenty Of Room To Grow And Expand
- No City Manufacturing Tax in Desert Hot Springs
- Priced Far Below The Replacement Cost
- Will Consider Lease W/Option To Purchase

ASKING PRICE: \$5,950,000 (\$130/SF)

DESERT PENGUIN



ART IN PUBLIC PLACES



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DESERT PENGUIN CANNABIS FACILITY

SITE AMENITIES & BUILDING FEATURES



Building/Site Amenities

Building Size: 45,553 SF

Manufacturing/Distribution - 15,553 SF Pharma-Grade / GMP-Compliant Construction

- CO2/Butane Extraction (C1D1)
- Refining & Non-Manufacturing Lab
- Edible Prep & Infusion Room
- Chocolate Kitchen w/walk in cooler.
- Non-Volatile, Extraction & Infusion. Equipment Washing.
- Finished Goods Storage/Packaging & Labeling.
- Warehouse / Maintenance Shop

Cultivation - 27,400 SF

- 18,000 s/f Flower - 13,600 s/f mixed light under canopy, 10 bays - 70 lights/bay
- 2,100 s/f 2 story veg area.
- 2-tier mother, clone and tissue culture rooms.
- 2 dry rooms & cure rooms, large trimming room.
- Irrigation & secure flower storage areas.
- Fully enclosed with a glass roof.
- Automated shades.

Office/Common area - 2600 SF

- Lobby with Security office.
- Office, Conference Room & Employee Breakroom with kitchen
- Restrooms – include lockers and showers.

Parcel Size: 8.14 ac net

APN: 663-270-012

Year Built: 2019

Parking Spaces: 86 Spaces (4 Handicapped, 6 EV)

Air Conditioning: Manufacturing/Distribution Area: (17) 10-ton air conditioning, (3) mini splits
Cultivation Area: (2) 190 tons & (1) 400-ton HVAC chiller

Fire Sprinklers: Yes

Roll up Door: 10 x 13 Dock high and ground level access.

Ceiling Height: Manufacturing: 21 ft to 34 ft
Cultivation: 21 ft

Zoning: I-L (Light Industrial) Allows Cannabis Use

General Plan: I-L (Light Industrial)

Entitlements: CUP 14-16

Utilities:

- **Electric:** Southern Cal Edison 4000 amps 3-phase 480V with backup generator
- **Water:** Mission Springs Water District
- **Sewer:** Mission Springs Water District
- **Gas:** Southern Cal Edison

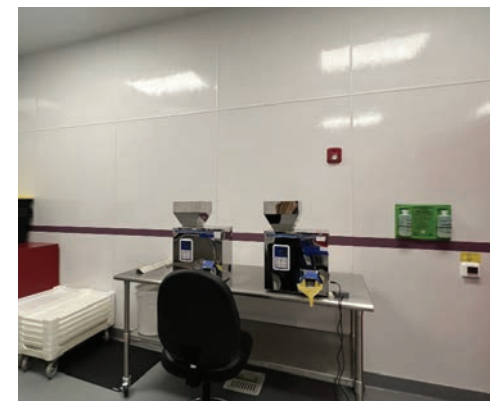
Terms: Cash, Owner May Carry

Licenses: MSA available to operate immediately – new cannabis licenses pending.

CDPH-10004930 (Annual) Manufacturer - Type 7 Expires on 2025-11-02.

CCL22-0001145 (Annual) Cultivation - Medium Mixed-Light Tier 2 Expires on 2025-03-31.

C11-0001846-LIC (Annual) Commercial - Distributor Expires on 2025-06-12.



Equipment Included: The sale of the real estate may include a portion or all of the on-site equipment including grow lights, dehumidifiers, fans, butane and CO2 extraction equipment, distillation equipment, security cameras, fertigation system and much more.



Lot Size: 8.14 Net Acres
Room To Expand

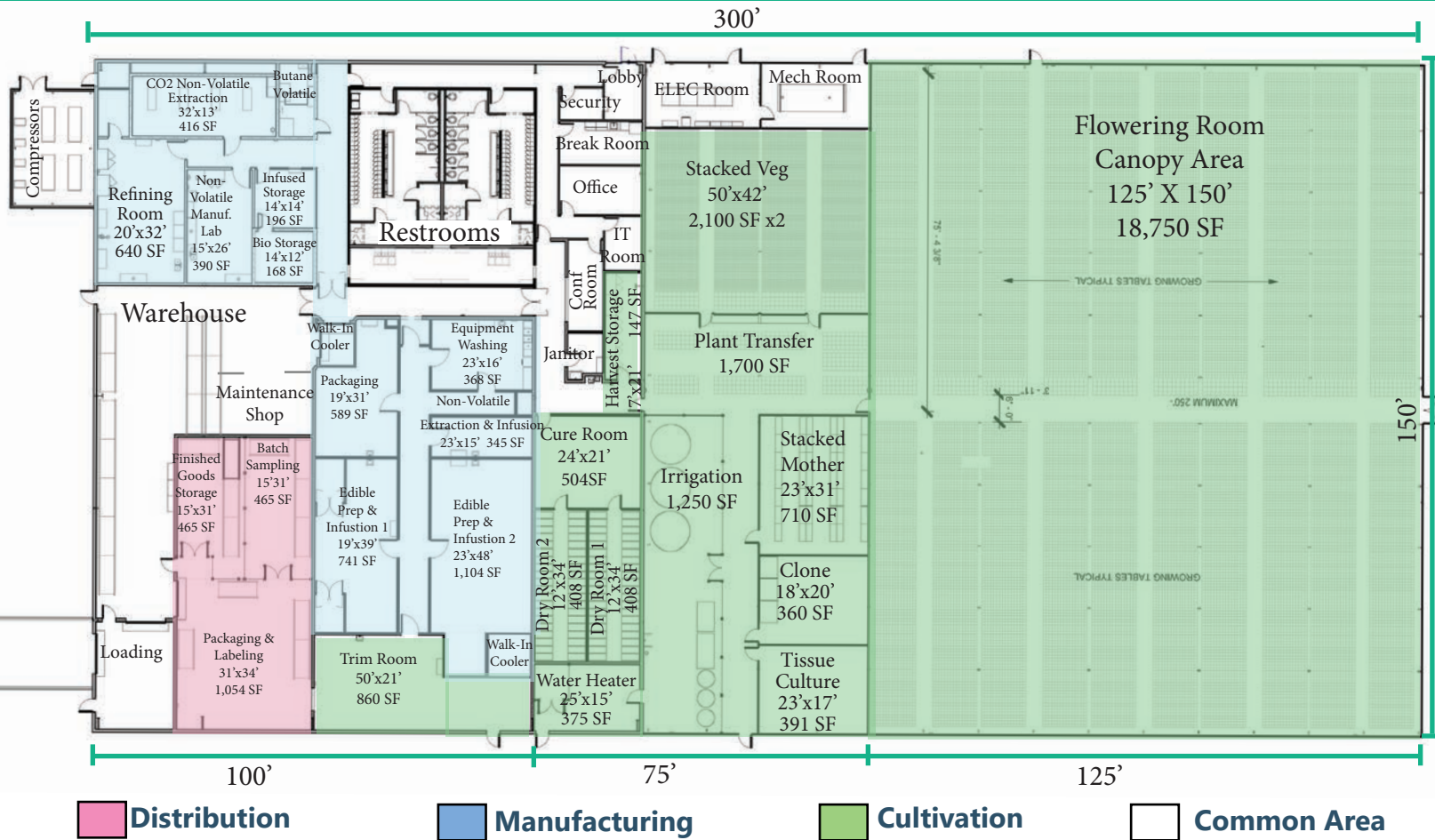
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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

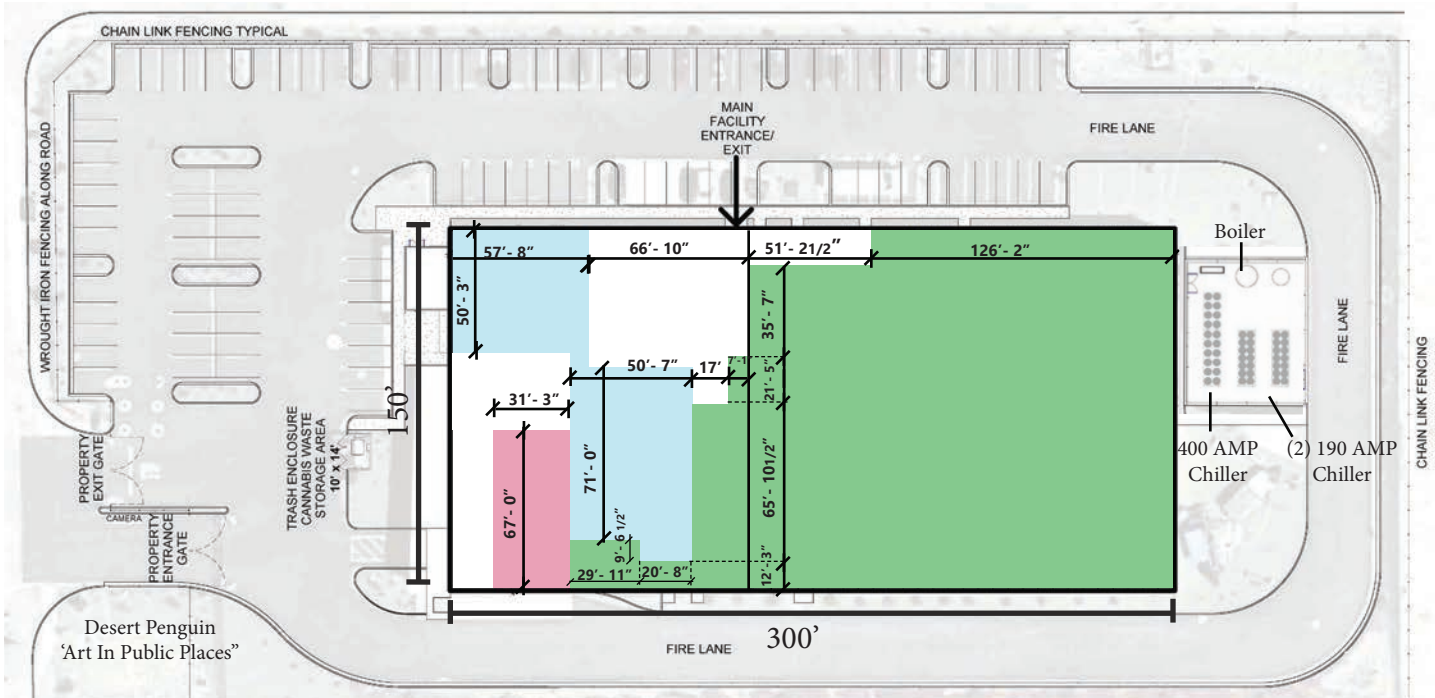
13300 LITTLE MORONGO RD.

FLOOR PLAN AND SITE PLAN

Floor Plan



Site Plan



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LOCATION



Desert Penguin offers buyers a unique opportunity to acquire a custom-built cannabis facility at a fraction of replacement cost. Fully operational, the facility holds medium mixed-light Tier 2 cultivation and Type 7 manufacturing and distribution licenses from both the City and State. The facility is fully licensed, turnkey, and ready to operate. Operations run under the existing licensed entity through a Management Service Agreement. The cannabis licenses themselves are not being transferred as part of the sale.



**Complete
Due Diligence
Package Upon
Request.**



Location

Desert Hot Springs is in Riverside County and is one of nine cities that make up the Coachella Valley. The Coachella Valley is the ultimate work/play destination because it is famous for its year-round sunshine, idyllic quality of life powered by tourism and agriculture, and is quickly becoming known as the 'Napa Valley' of cannatourism. There's no finer place to live, work, and play.



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