



**FOR SALE | 48.23 ACRES**

# Dillon Rd. & Little Morongo Rd. | Riverside County, CA

**Colliers**

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Accelerating success.

# Dillon Rd. & Little Morongo Rd.

## Desert Hot Springs, CA

For Sale

48.23

Acres

± 937,000

SF - Expandable to 1,000,000 SF+

### Site Summary

|                            |   |
|----------------------------|---|
| Address:                   | Dillon Rd. & Little Morongo Rd.<br>Riverside County   |
| Development Size:          | 48.23 acres   |
| Total Building SF:         | ± 937,000 SF - Expandable to 1,000,000 SF+  |
| Parcel Numbers:            | 666-190-002   |
| Desert Hot Springs Zoning: | W-2   |
| Utilities:                 | <b>Electricity:</b> Southern California Edison<br><b>Water:</b> Mission Springs Water District (12" water line on Dillon Rd.)<br><b>Sewer:</b> Mission Springs Water District Planned<br><b>Police:</b> Riverside County Sheriffs Department<br><b>Fire:</b> Riverside County Fire Department |
| Labor Force Statistics:    | 295,000 Workers within 30 miles   |

### Property Highlights

Close Proximity to I-10 Fwy

Located in the Path of Growth

Adjacent to New Amazon Middle-Mile Project

Ideal Site Dimensions for Big Box Development

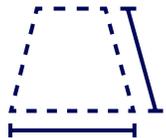
Tight Market Conditions Forcing Development Eastward through the Inland Pass to the Coachella Vally

Immediate Access to Indian Canyon Dr. On/Off Ramps

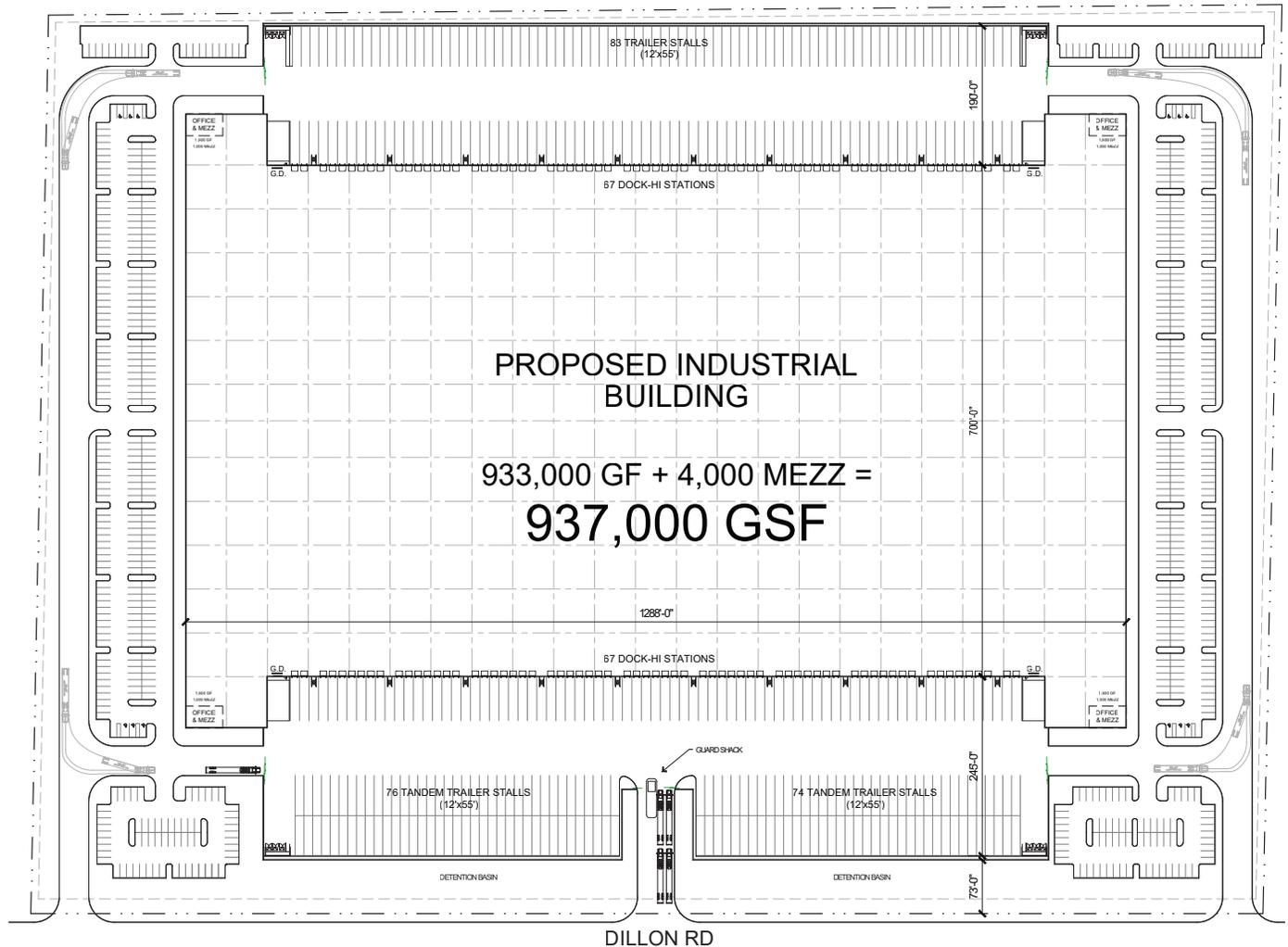
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Conceptual  
**Site Plan**



**PROPOSED INDUSTRIAL  
BUILDING**

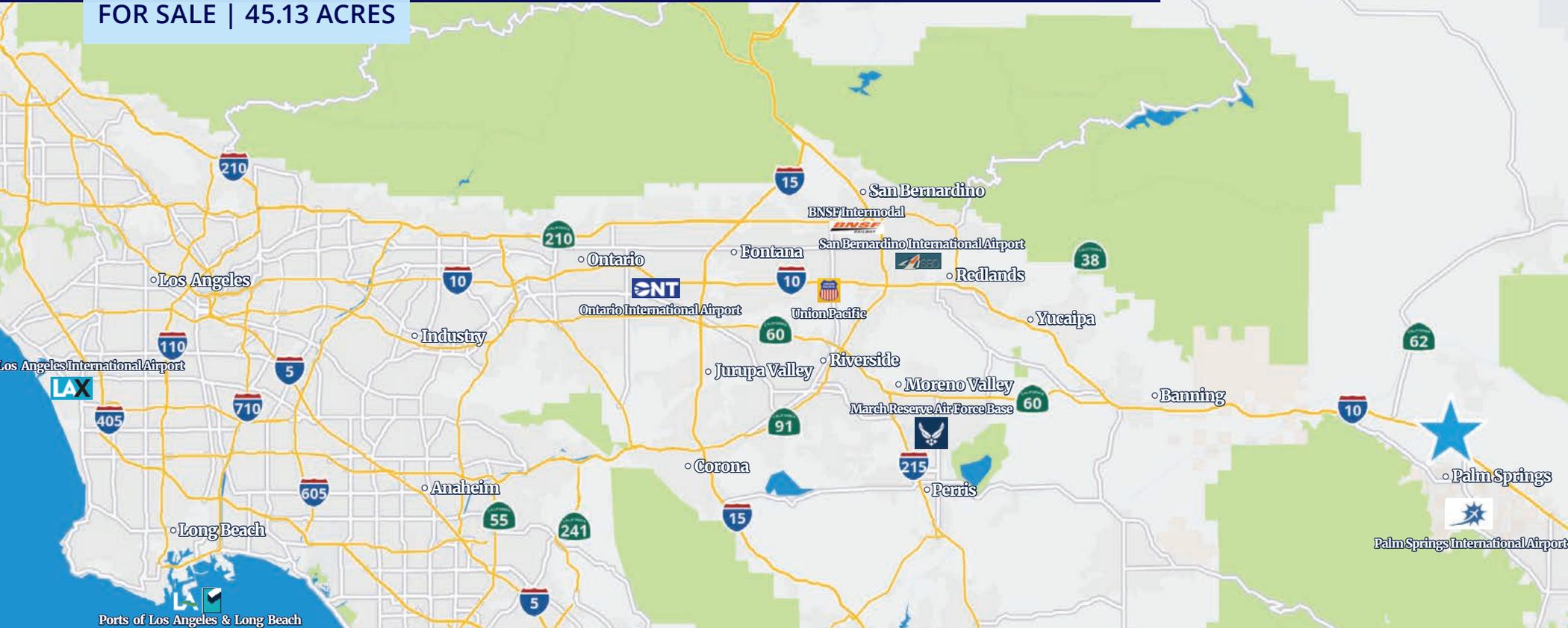
933,000 GF + 4,000 MEZZ =  
**937,000 GSF**

**SITE DATA TABLE**

| BUILDING | LAND AREA AC | LAND AREA SF | FAR %  | BLDG FOOT PRINT | BLDG MEZZ. | TOTAL BLDG SF | OFFICE SF | WAREHOUSE SF | OFFICE PRKG. | WAREHOUSE PRKG. | PRKG REQ. | PRKG PROV. |
|----------|--------------|--------------|--------|-----------------|------------|---------------|-----------|--------------|--------------|-----------------|-----------|------------|
| 1        | 47.90 AC     | ±2,086,346   | 45.0 % | 933,000         | 4,000      | 937,000       | 10,000    | 927,000      | 34           | 464             | 498       | 655        |
|          |              |              |        |                 |            |               |           |              | (1/300)      | (1/2000)        |           | (.7/1000)  |

# Dillon Rd. & Little Morongo Rd. | Desert Hot Springs, CA

FOR SALE | 45.13 ACRES



**114 Miles** to ports of LA & Long Beach



**65 Miles** to Ontario & **8 Miles** to Palm Springs International Airports



**53 Miles** to BNSF Intermodal



**30 Miles** to I-10/CAL 60 **45 Miles** to CAL60/I-215 & **62 Miles** to CAL 60/I-15 Freeway Interchanges



**Diverse & Abundant** Labor Pool

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