

1.56 ACRES INDUSTRIAL LAND

AT THE I-10 & INDIAN CANYON OFFRAMP



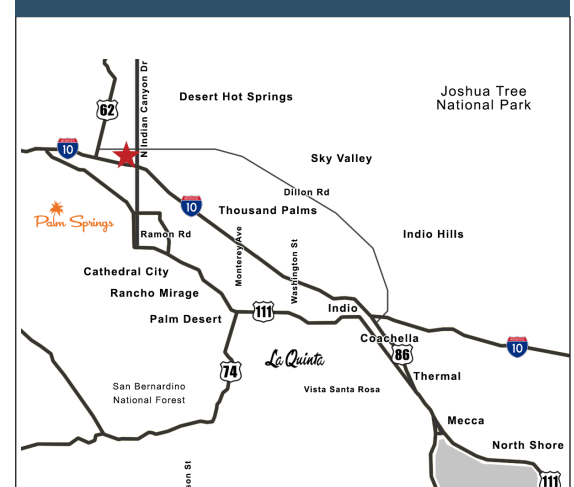
20TH AVE, NORTH OF I-10, PALM SPRINGS, CA

FEATURES

- Excellent I-10 Freeway frontage
- First eastbound interchange for the Coachella Valley
- 181,000 average daily traffic - Interstate 10
- Fully improved lot with curb and sidewalk
- Industrial zoning allows for a wide variety of cannabis uses
- Just 6 miles from Palm Springs International Airport

PRICE: \$577,605 (\$8.50/SF)

COACHELLA VALLEY



VICINITY MAP



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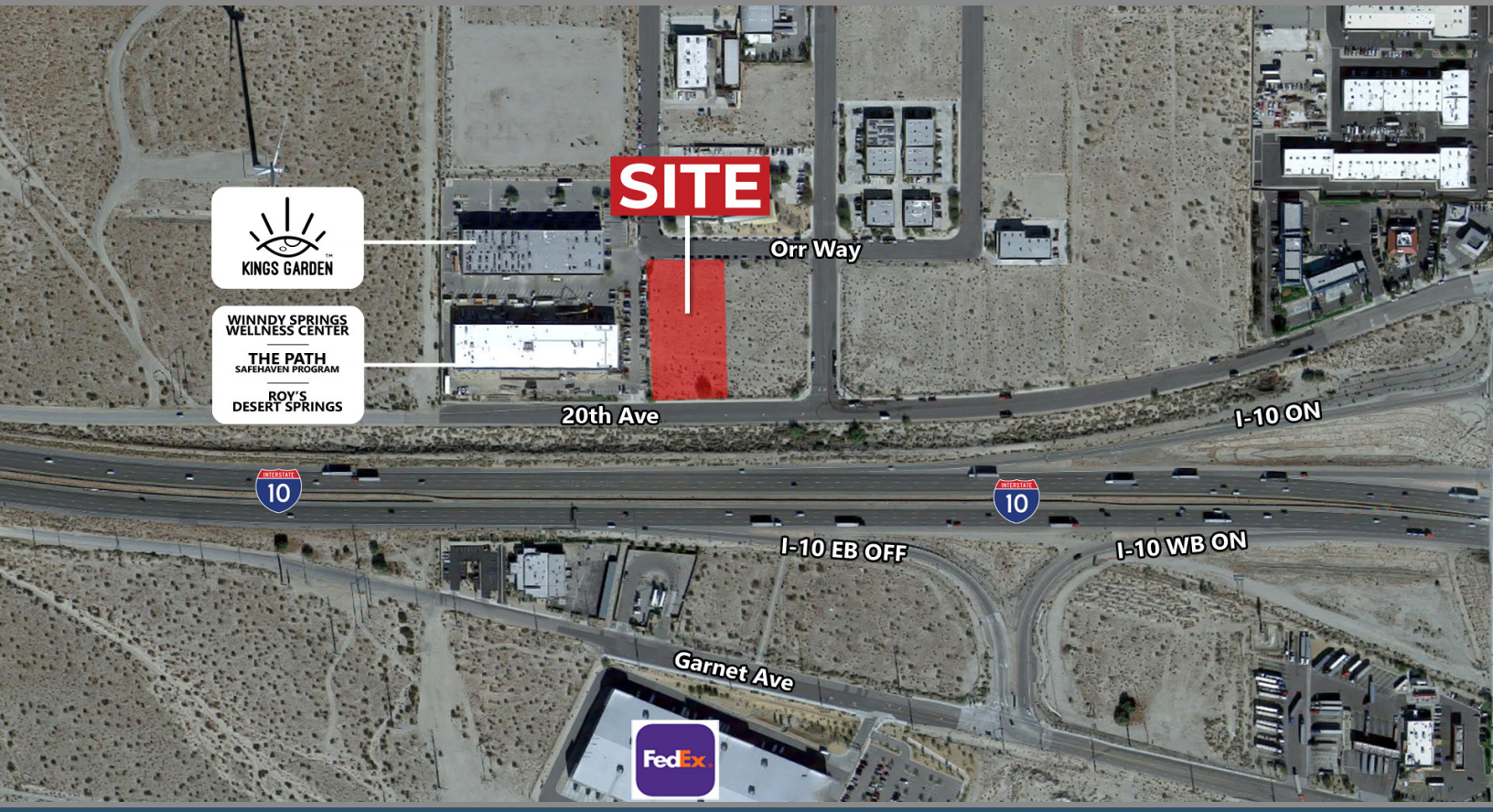


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SITE AMENITIES

- **Location:** The property is located on the north of 20th Avenue & I-10 in Palm Springs, CA.
- **Zoning:** M-2 (Manufacturing Zone)
- **[Click Here for M2 Zoning Ordinance \(Variety of cannabis uses allowed in this zone\)](#)**
- **General Plan:** Regional Business Center **[Click for General Plan Land Use Element](#)**
- **APN/Parcel Size:** 666-411-003 (Approximately 1.56 acres)
- **Utilities:** Water: 12 inch line in 20th Avenue
- **Flood Zone:** 500 Years
- **Comments:** This is a keenly located property at the very first Interstate 10 off ramp when entering the Coachella Valley from the Los Angeles vicinity. Cannabis lounge, medical cannabis cooperative, medical or adult-use cannabis dispensary, medical or adult-use cannabis transportation/distribution facility permitted in this zone. Medical or adult-use cannabis cultivation facility, medical or adult-use cannabis manufacturing facility, medical or adult-use cannabis testing facility are permitted with a conditional use permit(CUP)

STREET VIEW



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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.