

**New construction  
completion date in  
spring 2025**

## Three Industrial Flex buildings for lease

**13500 Little Morongo Rd. Desert Hot Springs, Ca**

**Contact:**

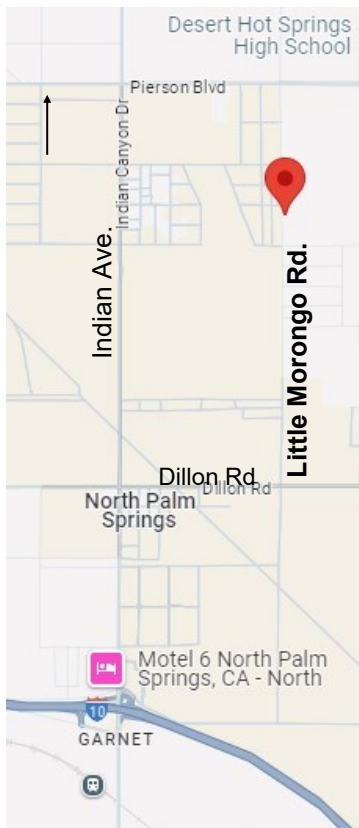
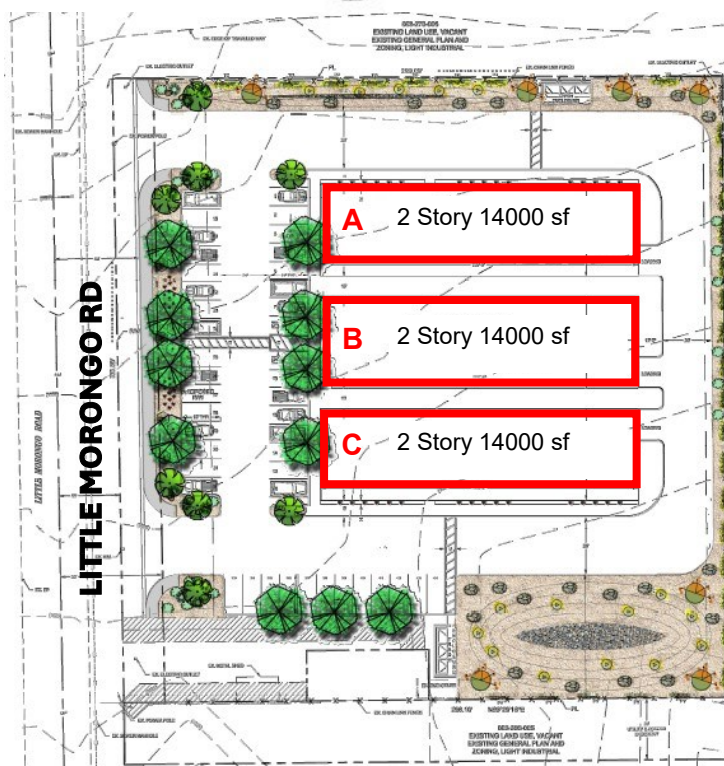
Ingrid Baddour, CCIM  
DRE#00751437

**Ofc: 760-322-9032  
Mob: 760-272-9543**

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BaddourRealEstate.com**

**Also visit our website at:  
www.BaddourRealEstate.com**

**BADDOUR & ASSOCIATES**  
247 S Via Las Palmas  
Palm Springs, CA 92262

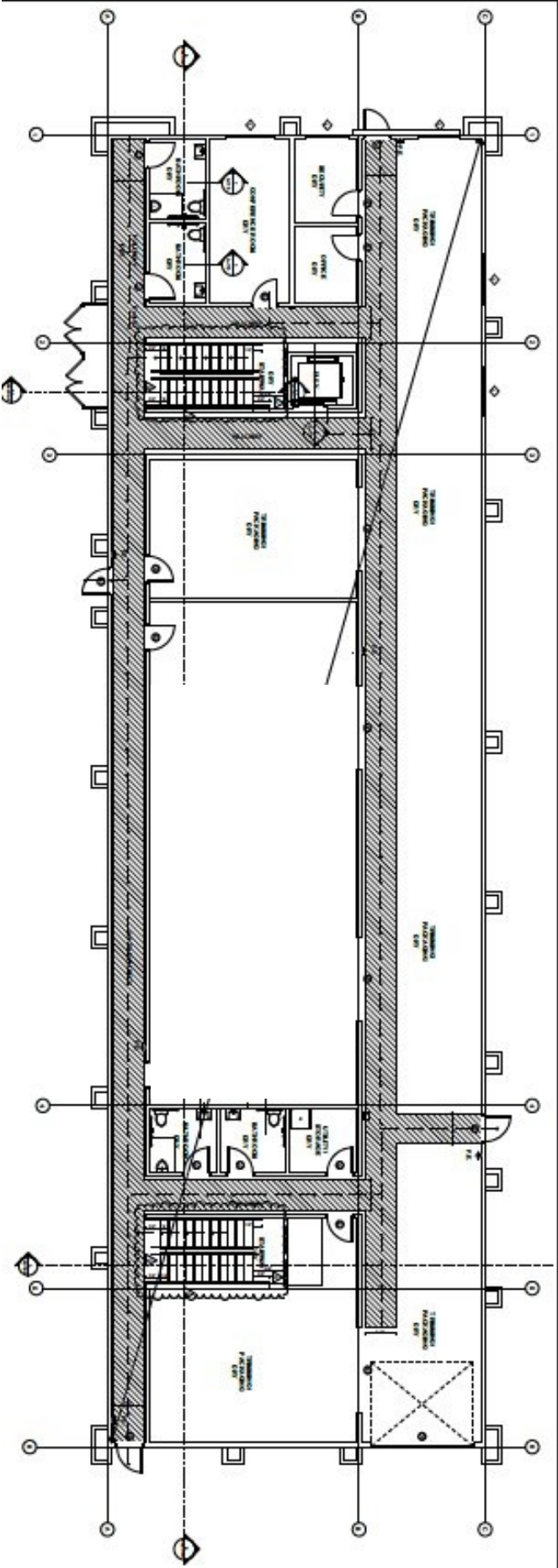


- ◆ **Each bldg. 14000 sf  
7000 sf each floor**
- ◆ **Two story with elevator.**
- ◆ **Zoned I-L for many industrial uses**
- ◆ **Designed for cannabis cultivation if desired**
- ◆ **2 miles from Hwy 10 with a central valley location**
- ◆ **Can be leased separately or together.**
- ◆ **Each floor is 12' high  
155'6" X 45**
- ◆ **Can be fully cooled by HVAC**
- ◆ **1000 Amp 480 elect**

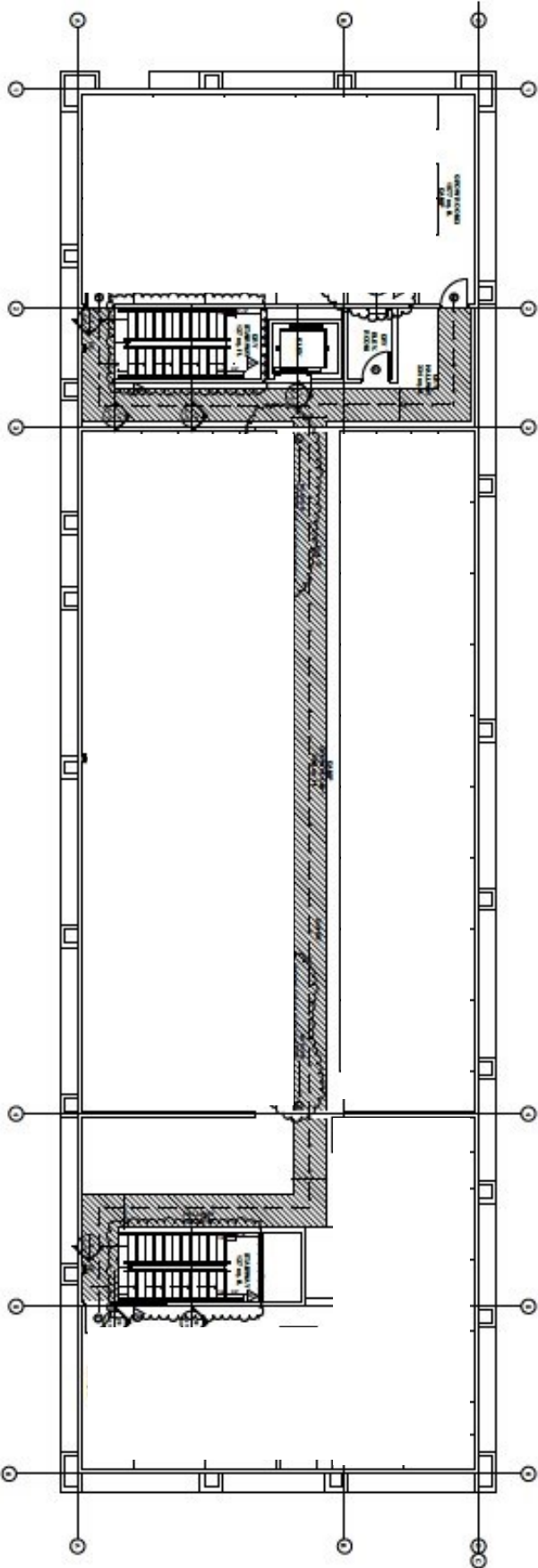
Bldg #	Size	Rate psf	Price per month
A	14000sf	1.20	\$ 16,800.
B	14000sf	1.20	\$16,800.
C	14000sf	1.20	\$16,800.

**No NNN fees or CAM fees**

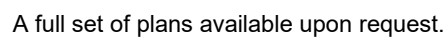
FIRST FLOOR



SECOND FLOOR



- ① PROPOSED STAYCO 3 COAT COBERT PLANTED ON WITH 1/2 GALVANIZED WIRE NAIL OVER NAIL BACKED WITH 0.15 IN. FELT OR 0.034 UNIDIRECTIONAL GRAY (SHERMAN WILLIAMS)
- ② PROPOSED STAYCO 3 COAT COBERT PLANTED ON WITH 1/2 GALVANIZED WIRE NAIL OVER NAIL BACKED WITH 0.15 IN. FELT OR 0.034 COLED GRAY (SHERMAN WILLIAMS)
- ③ PROPOSED STAYCO 3 COAT COBERT PLANTED ON WITH 1/2 GALVANIZED WIRE NAIL OVER NAIL BACKED WITH 0.15 IN. FELT OR 0.034 UNIDIRECTIONAL GRAY (SHERMAN WILLIAMS)
- ④ YELLOW COAT PINKED HARBORDIAN SLAB DOOR OR 7507 HIGH REFLECTIVE WHITE (SHERMAN WILLIAMS)
- ⑤ PROPOSED STEEL HULL-UP DOOR OR 7004 STEEL GRAY (SHERMAN WILLIAMS)





Owner will provide a shell space. Any additional interior improvements will be negotiable.

## Second Floor

