

New construction  
completion date in  
spring 2025

**BADDOUR & ASSOCIATES**  
COMMERCIAL REALTORS

## Three Industrial Flex buildings for lease

Contact:

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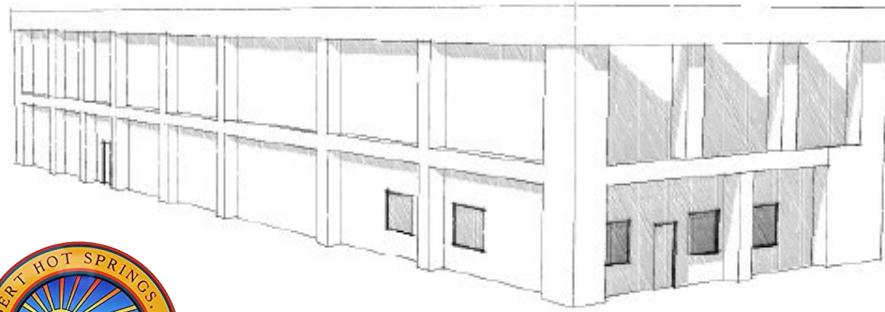
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Also visit our website at:  
[www.BaddourRealEstate.com](http://www.BaddourRealEstate.com)

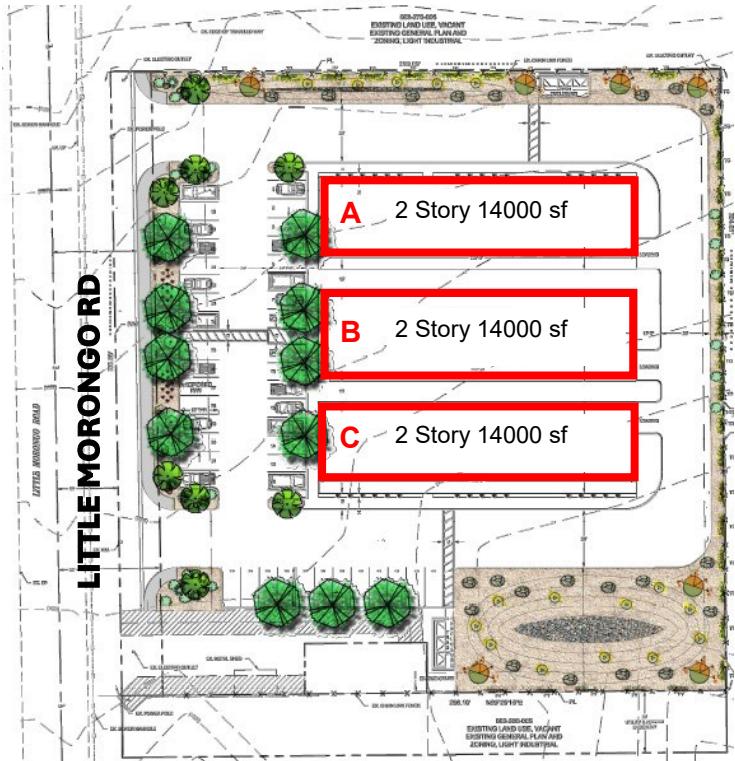
BADDOUR & ASSOCIATES  
247 S Via Las Palmas  
Palm Springs, CA 92262



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



- ◆ **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**

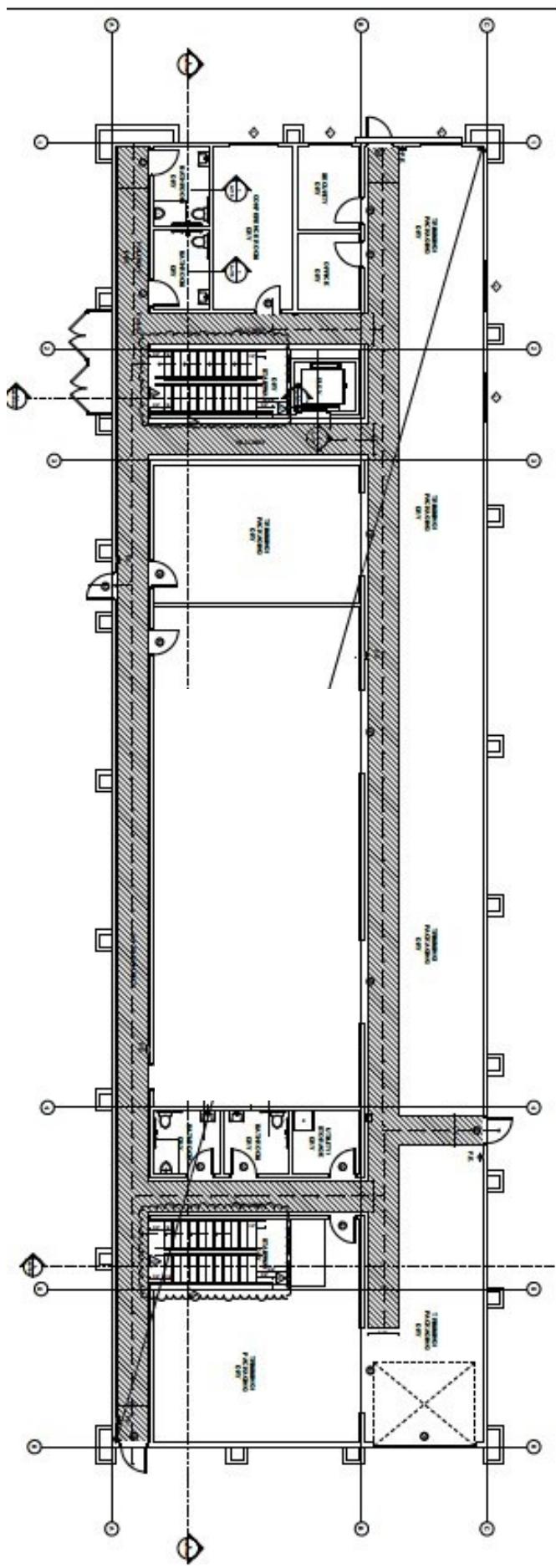


Bldg #	Size	Rate psf	Price per month
A	14000sf	1.20	\$ 16,800.
B	14000sf	1.20	\$16,800.
C	14000sf	1.20	\$16,800.

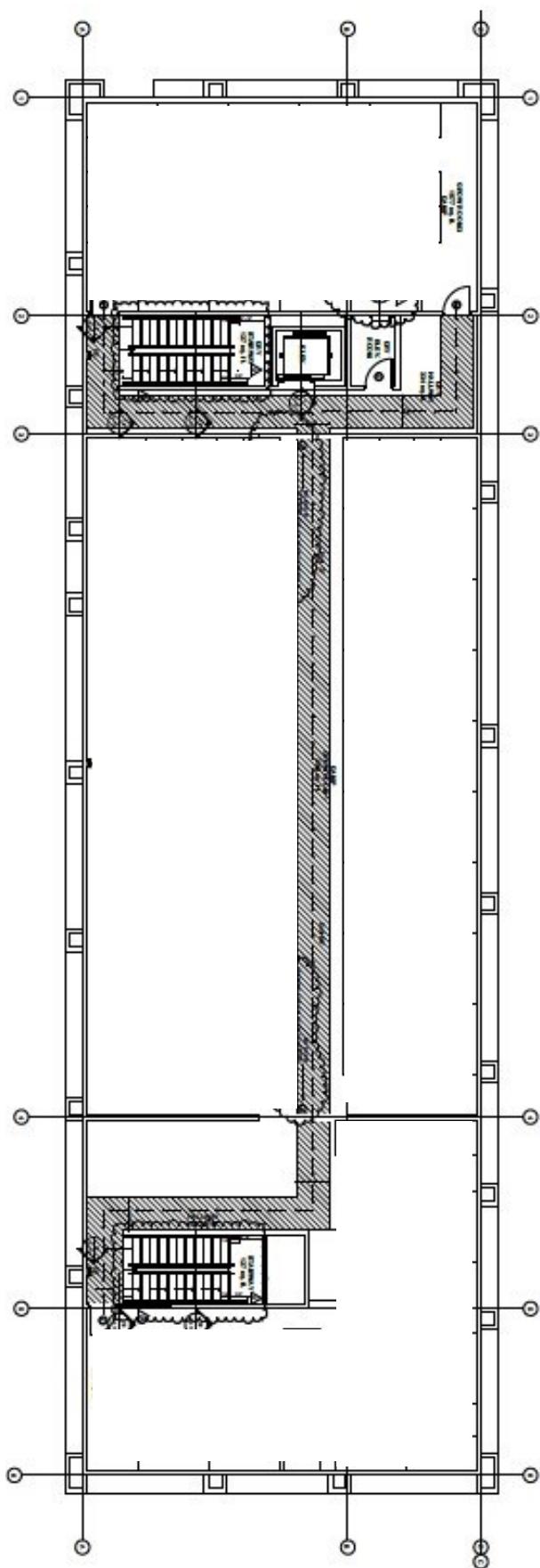
**No NNN fees or CAM fees**

The above information, while not guaranteed, has been obtained from sources deemed reliable and is subject to change without notice. Buyer must verify the information and bears all risks for any inaccuracies.

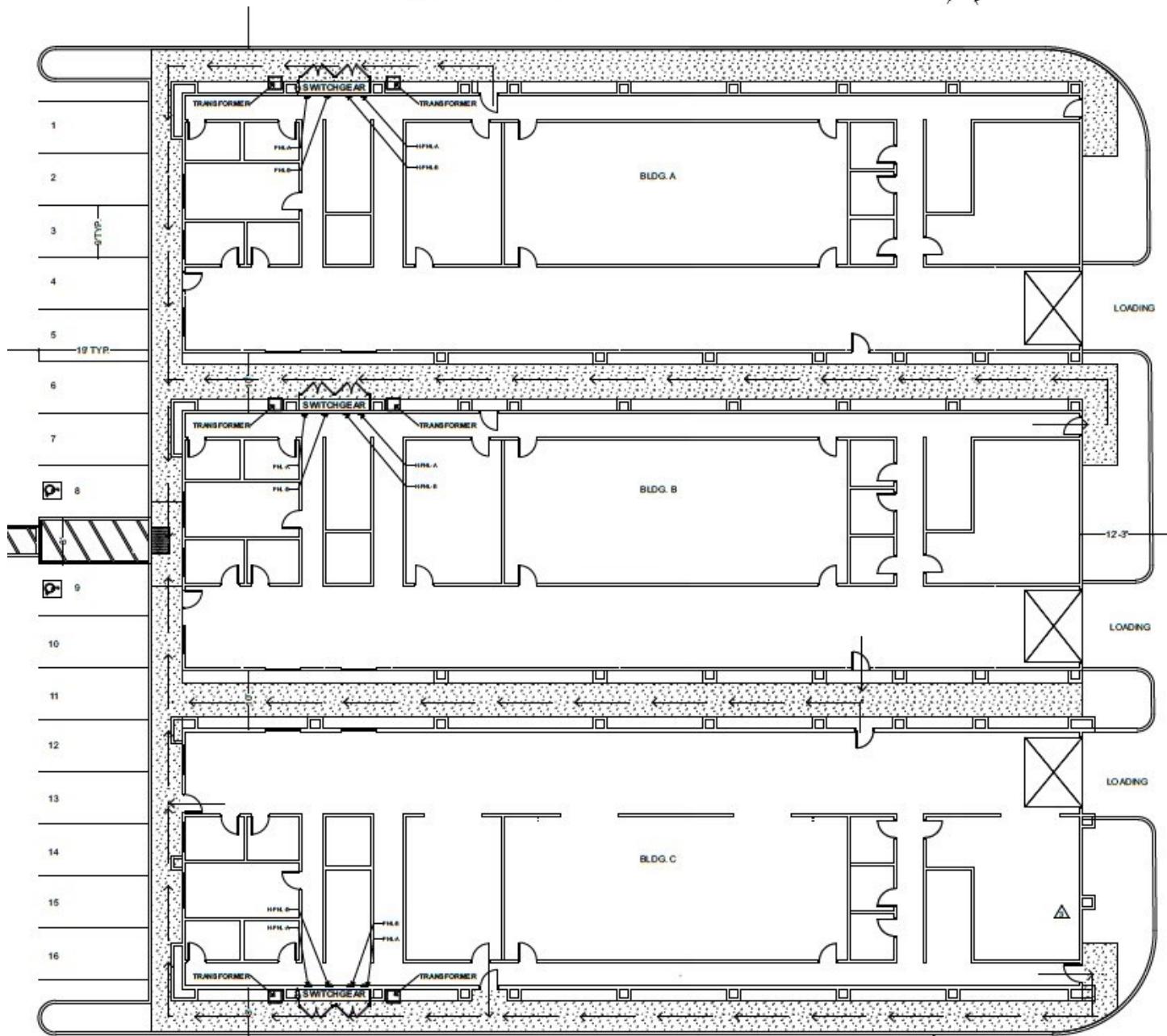
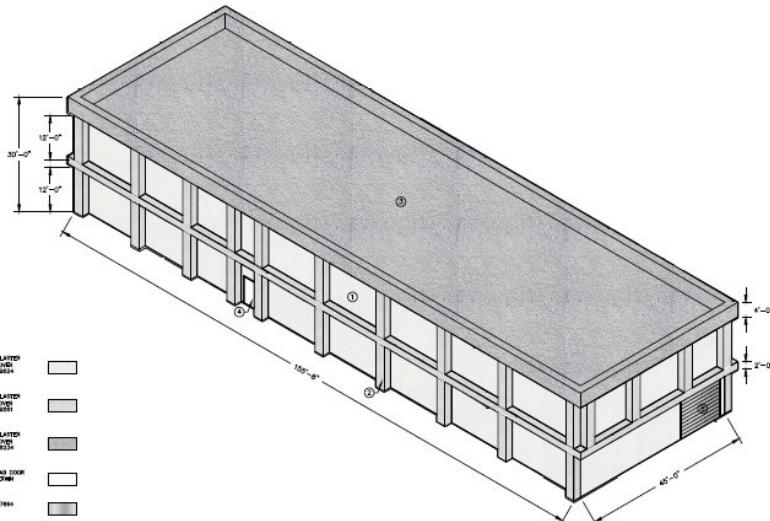
## FIRST FLOOR



## SECOND FLOOR



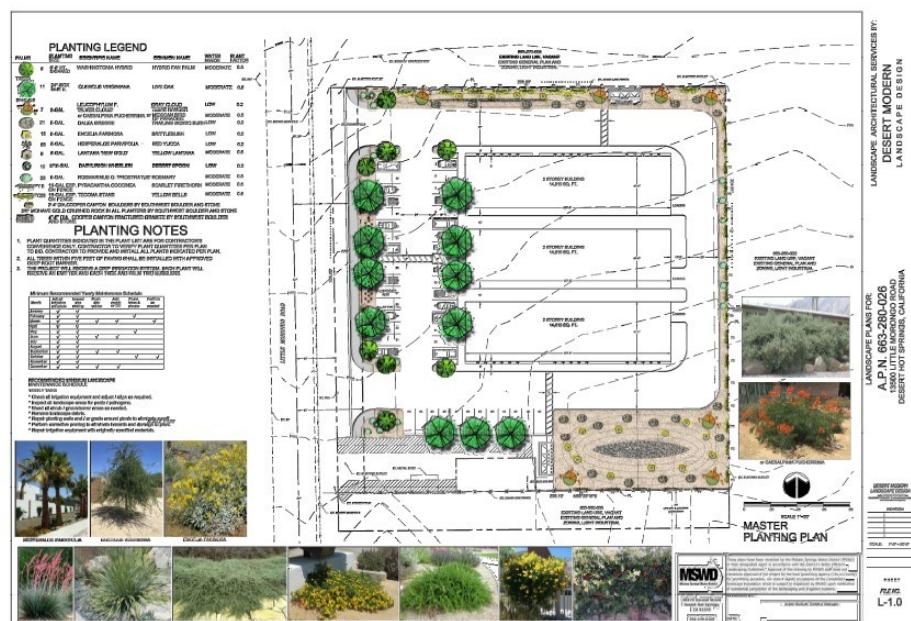
First Floor



A full set of plans available upon request.



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



## Second Floor

