

For Lease

Industrial Outdoor Storage or BTS

16786 LITTLE MORONGO ROAD, DHS, CA 92240

40 Acres of Land



## UNIQUE USER OPPORTUNITY

### Offering Summary

Rosewood Group is pleased to offer this opportunity for a ground lease or a building pre-lease at a low rate. This approval welcomes all types of industrial related uses, inclusive of cannabis cultivation.

**Land Lease:** This opportunity presents itself to all outdoor storage users looking for space.

- 40 acres available
- Delivery: 1 month

**Building BTS:** This fully entitled, concrete-tilt up opportunity presents perspective users or buyers with a class leading industrial asset located in the Coachella Valley. This high quality asset provides an investor or business owner with significant upside potential. We are now offering incentives for pre lease. See page 3-4 for more detail.

- Delivery: 12 months

Brandon Bral, Leasing, 310.990.1199, [brandon@rosewoodgroupca.com](mailto:brandon@rosewoodgroupca.com)

Rosewood Group is a privately held commercial real estate investment and development company based in Southern California. With over 40 years of experience in the industry, we have established a successful track record of developing ground-up and investing in completed projects within California metropolitan cities with strong market fundamentals.

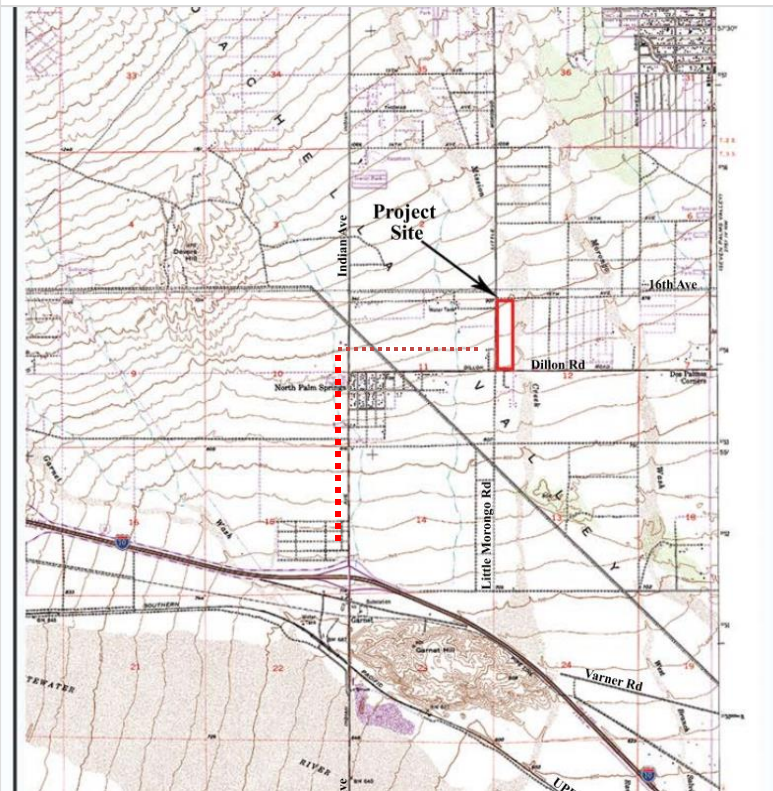
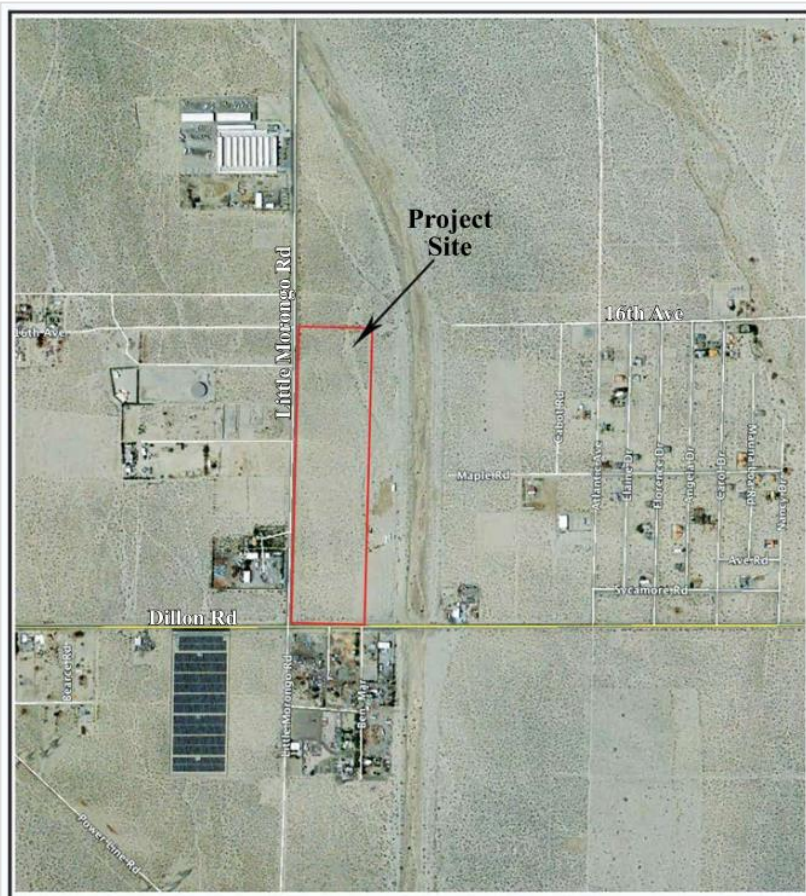




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# Proposed Master Site Plan

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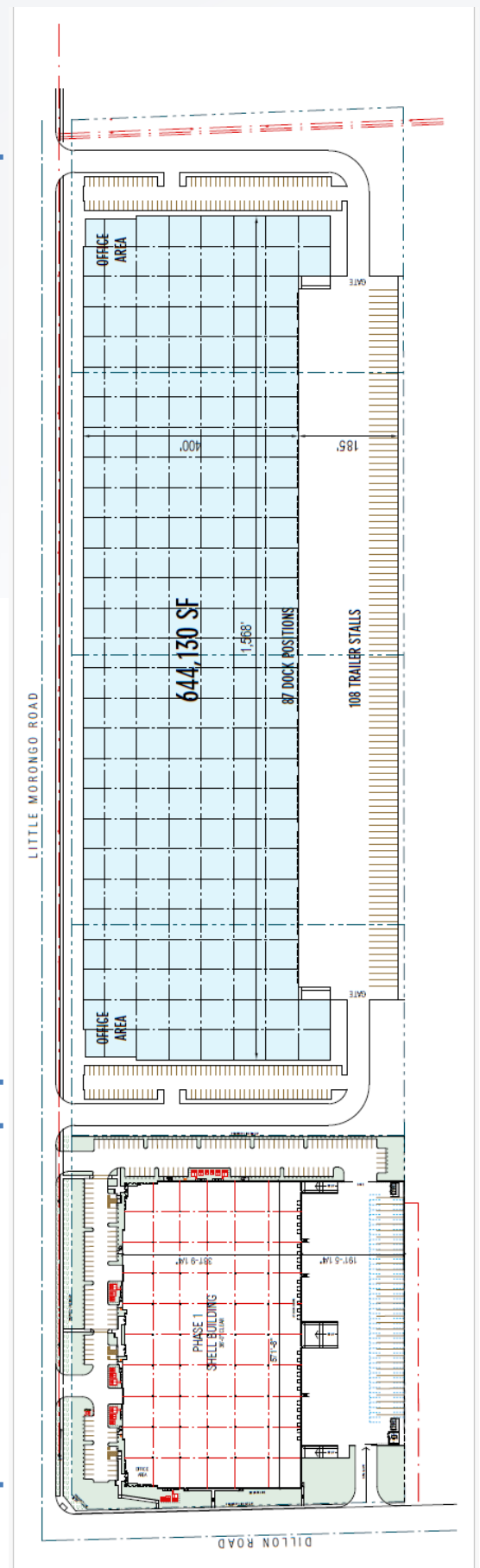
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## North Project

- ❑ Land: 30 acres
- ❑ Building: 650,000 SF

## South Project

- ❑ Land: 10 acres
- ❑ Building: 180,000 SF  
w/ smaller sizes

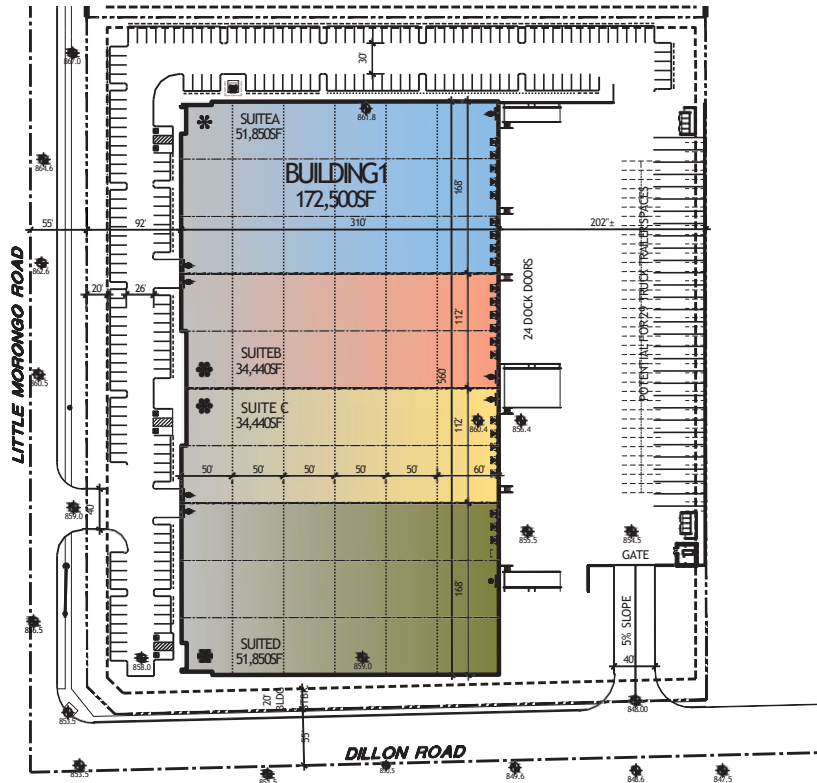


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# South Project Options



## Suite A

Square Footage 50,000 SF  
 Ceiling Clear Height: 36'  
 Power: 8,000 Amp, 480, 3PH  
 Doors: DH - 9 GL - 2  
 Parking: 64 Cars Stalls w/ 10  
 Excess trailer stalls

## Suite B

Square Footage 35,000 SF  
 Ceiling Clear Height: 2 36'  
 Power: 4,000 Amp, 480, 3PH  
 Doors: DH - 7 G  
 Parking: 64 Car Stalls w/10  
 Excess Trailer stalls

## Suite C

Square Footage 35,000 SF  
 Ceiling Clear Height: 36'  
 Power: 4,000 Amp, 480, 3PH  
 Doors: DH - 6 GL - 2  
 Parking: 64 Car Stalls w/ 10  
 Excess trailer stalls

## Suite D

Square Footage 50,000 SF  
 Ceiling Clear Height: 36'  
 Power: 8,000 Amp, 480, 3PH  
 Doors: DH - 6 GL - 2  
 Parking: 64 Car Stalls w/ 10  
 Excess trailer stalls

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# Build to your preferences

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