



FOR LEASE

# Whitewater Ranch

I-10 AND HIGHWAY 111 | PALM SPRINGS, CA  
±216 ACRES | AGUA CALIENTE BAND OF CAHUILLA INDIANS "SOVEREIGN NATION LAND"



Proposed ±2.8 million square feet for warehouse distribution, e-commerce and advanced manufacturing

**HERB GRABELL, CRE® SIOR**  
909.764.6501  
[herb.grabell@kidder.com](mailto:herb.grabell@kidder.com)  
LIC N° 01111931



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

KIDDER.COM

**FOR LEASE**

# Whitewater Ranch

PALM SPRINGS, CA



## FEATURES

**±216 ACRES**

**FREEWAY VISIBILITY** with immediate access to the I-10 freeway via White Water full interchange.

**SOVEREIGN NATION LAND** favorable entitlement, processing, and permitting.

**CLOSE PROXIMITY** to greater Inland Empire and Coastal regions.

**I-10** path of growth going east with recent ±1M SF spec facility under construction (10 miles west in Banning).

**UTILITIES** site offers water wells and gas line. Electrical substation to be verified and no existing sewer.

**UPRR** provides potential service to property.

**HERB GRABELL, CRE® SIOR**  
909.764.6501  
[herb.grabell@kidder.com](mailto:herb.grabell@kidder.com)  
LIC N° 01111931

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

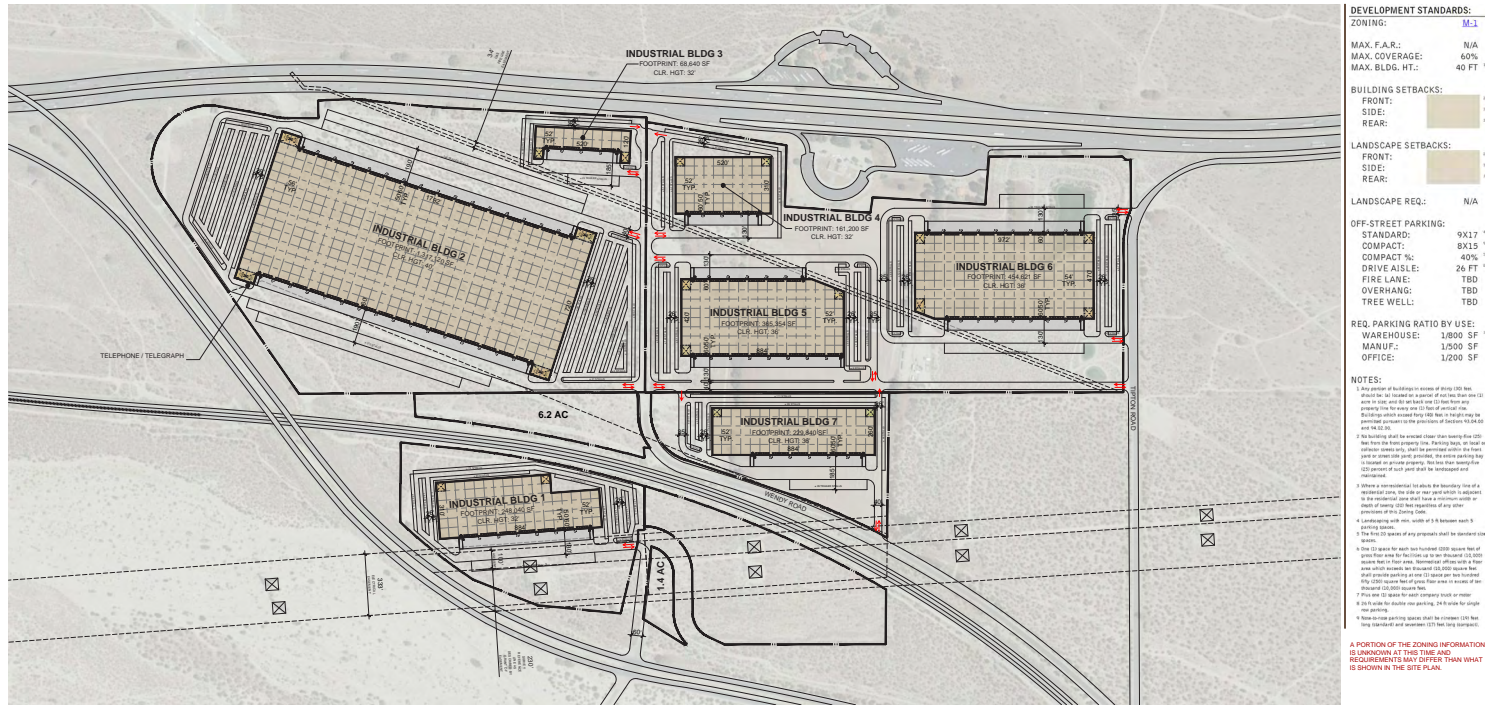
**km** Kidder Mathews

**FOR LEASE**

# Whitewater Ranch

PALM SPRINGS, CA

## Conceptual Site Plan



**DEVELOPMENT STANDARDS:**

**ZONING:** M-1

**MAX. F.A.R.:** N/A  
**MAX. COVERAGE:** 60%  
**MAX. BLDG. HT.:** 40 FT

**BUILDING SETBACKS:**

**FRONT:** 10 FT  
**SIDE:** 5 FT  
**REAR:** 5 FT

**LANDSCAPE SETBACKS:**

**FRONT:** 10 FT  
**SIDE:** 5 FT  
**REAR:** 5 FT

**LANDSCAPE REQ.:** N/A

**OFF-STREET PARKING:**

**STANDARD:** 9X17 FT  
**COMPACT:** 8X15 FT  
**COMPACT %:** 40%  
**DRIVE AISLE:** 26 FT  
**FIRE LANE:** TBD  
**OVERHANG:** TBD  
**TREE WELL:** TBD

**REQ. PARKING RATIO BY USE:**

**WAREHOUSE:** 1/800 SF  
**MANUF.:** 1/500 SF  
**OFFICE:** 1/200 SF

**NOTES:**

- Any portion of a building footprint shown on this plan that is not located in a portion of a lot that is not less than 10 feet in width and 20 feet in depth shall be removed from the site plan.
- The building shall be constructed in accordance with the 2008 International Building Code, as amended, and shall be subject to the fire and life safety code provisions of the California Building Code, as amended, and the provisions of Section 94.04.02 of the City of Palmdale Ordinance No. 100,000.
- Off-street parking shall be provided in accordance with the requirements of the City of Palmdale Ordinance No. 100,000, and shall be subject to the fire and life safety code provisions of the California Building Code, as amended, and the provisions of Section 94.04.02 of the City of Palmdale Ordinance No. 100,000.
- Off-street parking shall be provided in accordance with the requirements of the City of Palmdale Ordinance No. 100,000, and shall be subject to the fire and life safety code provisions of the California Building Code, as amended, and the provisions of Section 94.04.02 of the City of Palmdale Ordinance No. 100,000.
- Landscaping shall be provided in accordance with the requirements of the City of Palmdale Ordinance No. 100,000, and shall be subject to the fire and life safety code provisions of the California Building Code, as amended, and the provisions of Section 94.04.02 of the City of Palmdale Ordinance No. 100,000.
- The fire flow of any proposed shall be determined in accordance with the requirements of the City of Palmdale Ordinance No. 100,000, and shall be subject to the fire and life safety code provisions of the California Building Code, as amended, and the provisions of Section 94.04.02 of the City of Palmdale Ordinance No. 100,000.
- The fire flow of any proposed shall be determined in accordance with the requirements of the City of Palmdale Ordinance No. 100,000, and shall be subject to the fire and life safety code provisions of the California Building Code, as amended, and the provisions of Section 94.04.02 of the City of Palmdale Ordinance No. 100,000.
- The fire flow of any proposed shall be determined in accordance with the requirements of the City of Palmdale Ordinance No. 100,000, and shall be subject to the fire and life safety code provisions of the California Building Code, as amended, and the provisions of Section 94.04.02 of the City of Palmdale Ordinance No. 100,000.
- The fire flow of any proposed shall be determined in accordance with the requirements of the City of Palmdale Ordinance No. 100,000, and shall be subject to the fire and life safety code provisions of the California Building Code, as amended, and the provisions of Section 94.04.02 of the City of Palmdale Ordinance No. 100,000.
- The fire flow of any proposed shall be determined in accordance with the requirements of the City of Palmdale Ordinance No. 100,000, and shall be subject to the fire and life safety code provisions of the California Building Code, as amended, and the provisions of Section 94.04.02 of the City of Palmdale Ordinance No. 100,000.

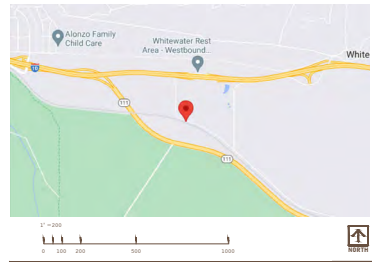
**A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.**

PROJECT DATA:		SITE		BUILDING				GROSS		PARKING				TRAILER		GRADE LEVEL	
SITE	SITE AREA (SF)	SITE AREA (ACRE)	BLDG.	BUILDING FOOTPRINT (SF)	BUILDING AREA (SF)	WAREHOUSE (SF)	%	OFFICE (SF)	WAREHOUSE	OFFICE	TOTAL	PARKING PROVIDED	PARKING RATIO	REG. ACC. STALLS	PARKING	DOCK HOUS. DOORS	GRADE LEVEL
									1/2000 SF	1/300 SF							
1	885,163	20.32	1	248,040	248,040	235,638	5%	12,402	236	41	277	525	@2.12/1000 SF	22 STALLS	56	46	2
2	3,633,123	83.41	2	1,317,120	1,317,120	1,251,264	5%	65,856	1,251	220	1,471	1,998	@1.21/1000 SF	32 STALLS	458	186	4
			3	88,840	88,840	65,208	5%	3,432	65	11	77	125	@1.82/1000 SF	5 STALLS	23	25	2
			4	161,200	161,200	153,140	5%	8,060	153	27	180	270	@1.67/1000 SF	7 STALLS	-	25	2
3	3,124,970	71.74	5	365,354	365,354	347,087	5%	18,268	347	61	408	494	@1.39/1000 SF	9 STALLS	-	92	4
			6	454,621	454,621	431,890	5%	22,731	432	76	508	530	@1.17/1000 SF	22 STALLS	101	97	4
4	665,886	15.29	7	229,840	229,840	218,348	5%	11,492	218	38	257	354	@1.54/1000 SF	8 STALLS	35	39	2
<b>TOTAL</b>	<b>8,309,143</b>	<b>191</b>		<b>2,844,815</b>	<b>2,844,815</b>	<b>2,702,574</b>	<b>5%</b>	<b>142,241</b>	<b>2,703</b>	<b>474</b>	<b>3,177</b>	<b>3,896</b>	<b>@1.37/1000 SF</b>	<b>85 STALLS</b>	<b>673</b>	<b>510</b>	<b>20</b>

This conceptual design is based upon a preliminary review of entitlement requirements and an unperfected and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Siteowner Management Design AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: GIS MAP & AERIAL IMAGE PDF ALTA SURVEY



**HERB GRABELL, CRE® SIOR**

909.764.6501

herb.grabell@kiddier.com

LIC N° 01111931

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

scheme: 01

Conceptual Site Plan

Wendy Road  
Whitewater, CA, 92282

**WARE MALCOMB**

W022-0206-00  
03.08.2022

SHEET  
1

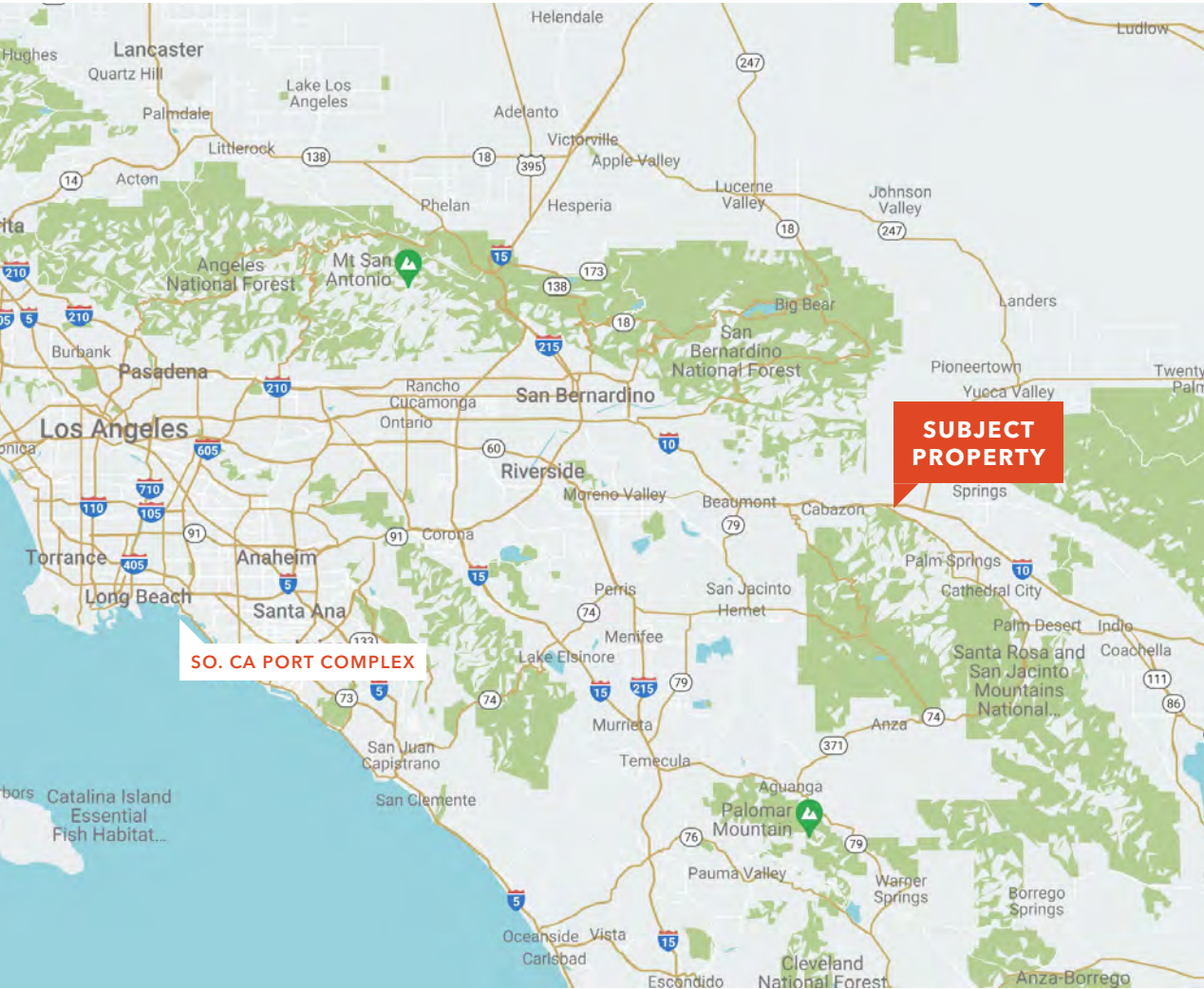


**FOR LEASE**

# Whitewater Ranch

PALM SPRINGS, CA

## Location



[KIDDER.COM](https://www.kidder.com)

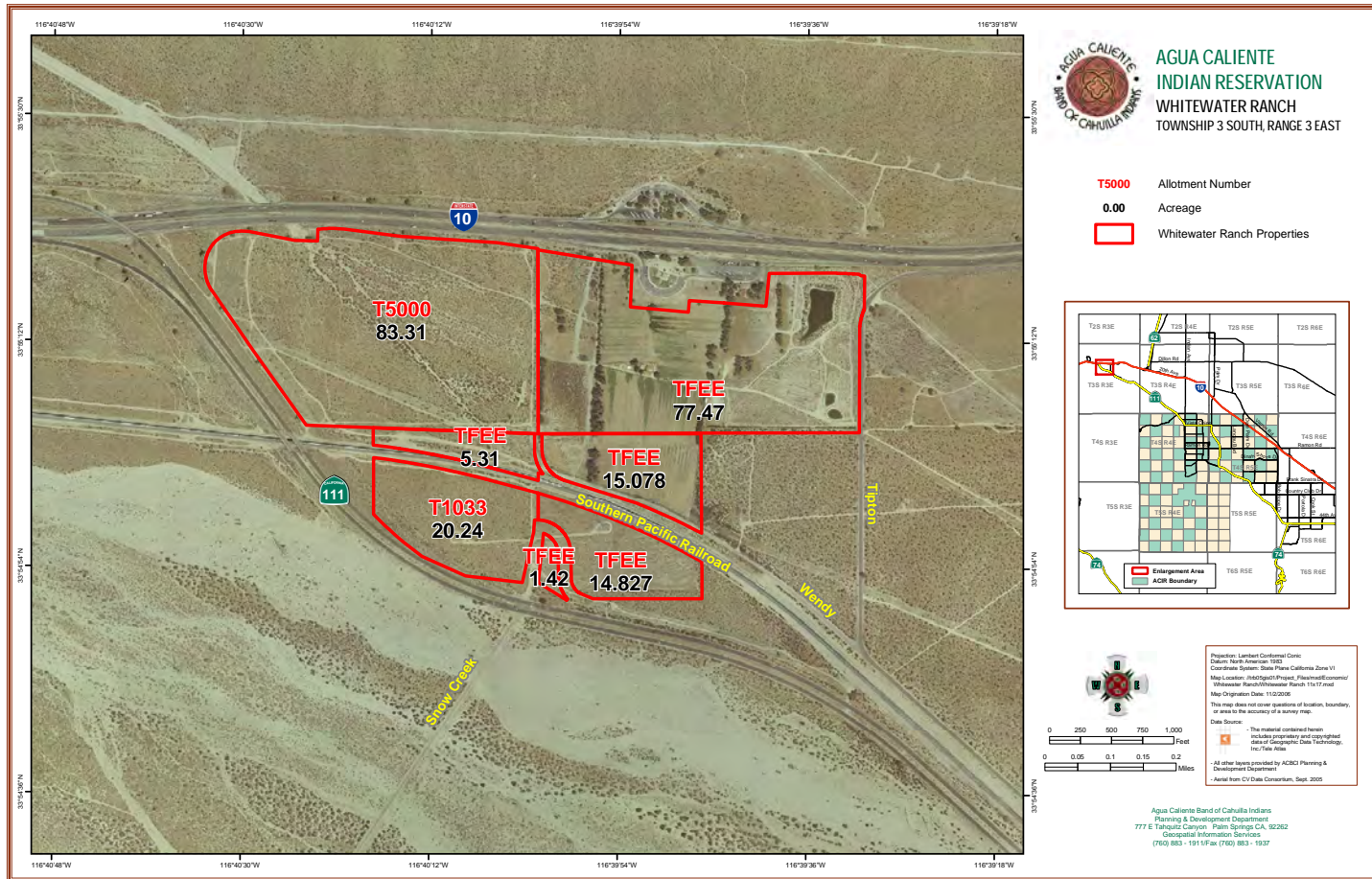
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



**FOR LEASE**

# Whitewater Ranch

PALM SPRINGS, CA



**HERB GRABELL, CRE® SIOR**

909.764.6501

[herb.grabell@kidder.com](mailto:herb.grabell@kidder.com)

LIC N° 01111931

**KIDDER.COM**

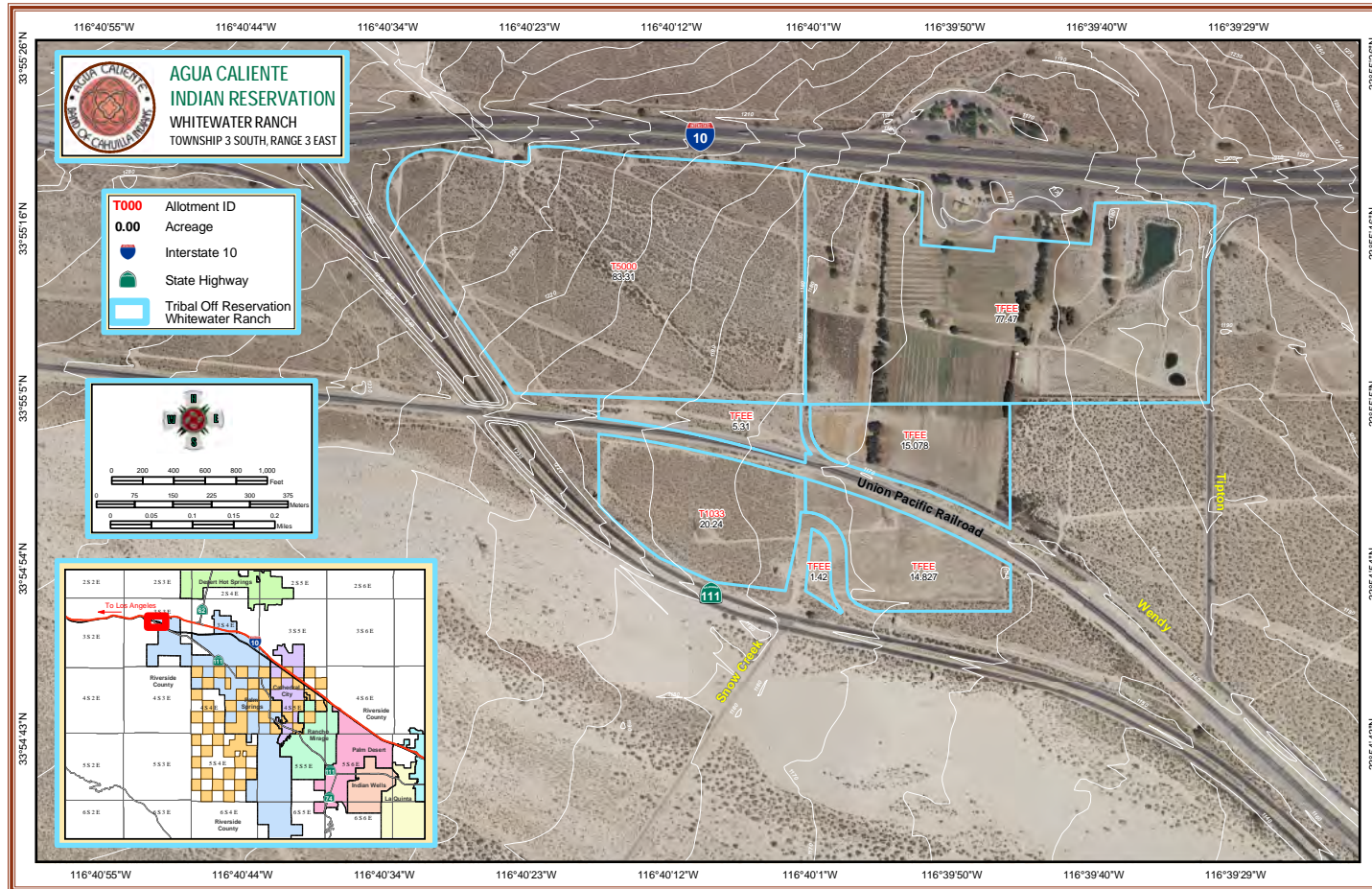
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



**FOR LEASE**

# Whitewater Ranch

PALM SPRINGS, CA



**HERB GRABELL, CRE® SIOR**

909.764.6501

[herb.grabell@kidder.com](mailto:herb.grabell@kidder.com)

LIC N° 01111931

**KIDDER.COM**

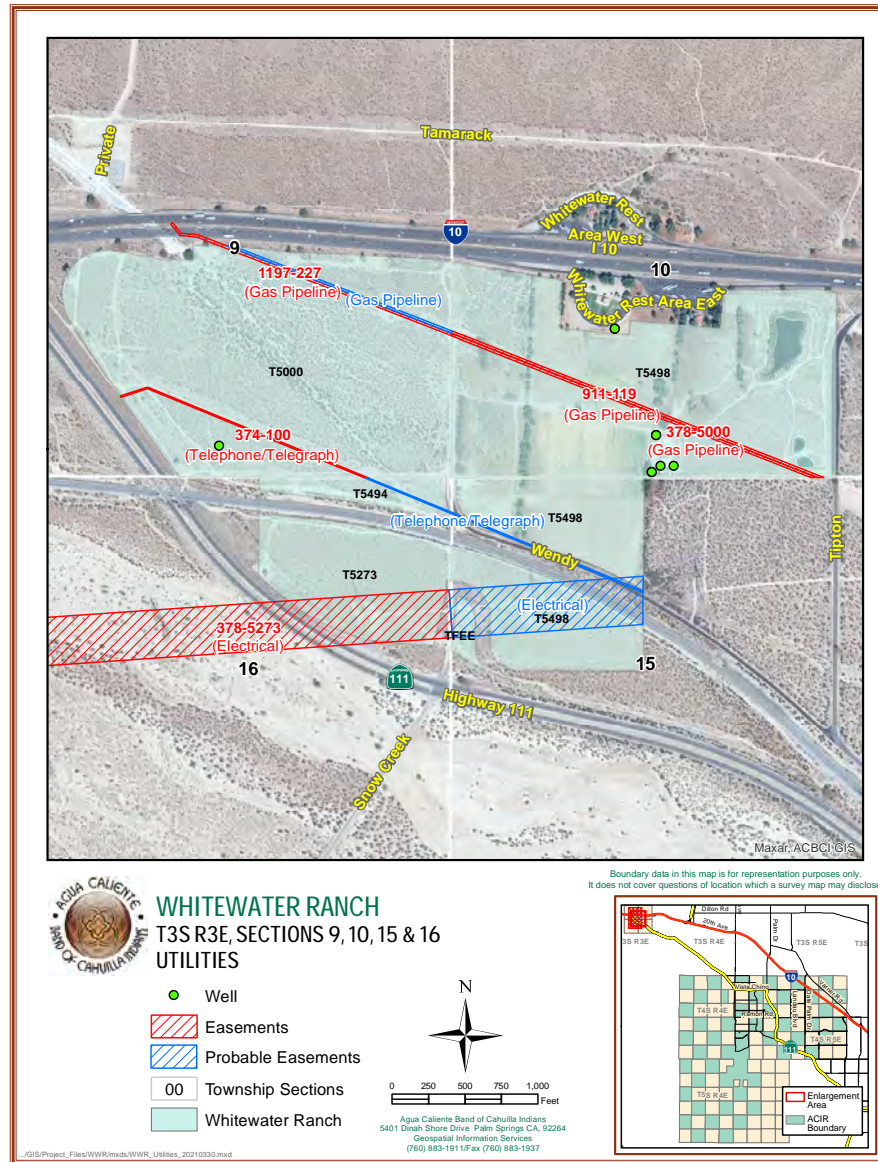
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



**FOR LEASE**

# Whitewater Ranch

PALM SPRINGS, CA



**HERB GRABELL, CRE® SIOR**

909.764.6501

[herb.grabell@kiddler.com](mailto:herb.grabell@kiddler.com)

LIC N° 01111931

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

