

152 ACRES INDUSTRIAL PARK LAND

AIRPORT BOULEVARD & HIGHWAY 111, THERMAL, CA



LISTING PRICE: \$17,000,000

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LYLE & ASSOCIATES,
LP

OVERVIEW

152 ACRE INDUSTRIAL PARK LAND

Airport Boulevard & Highway 111, Thermal, CA 92274

FULLY ENGINEERED AND RECORDED 71 LOT INDUSTRIAL PARK IN THE COACHELLA VALLEY

Located in a Federal Opportunity Zone just east of Amazon's new 650,000 SF distribution hub, this 152-acre industrial development opportunity offers developers or operators significant time and cost savings via completed and approved plans.

In the greater Palm Springs - Coachella Valley, this property offers easy access to Interstate 10 with Los Angeles and the Inland Empire to the west and Phoenix to the east. In addition, Expressway 86 offers access to the US/Mexico border to the south and excellent local access to the surrounding nine cities of this booming Southern California community.

PROPERTY:

- 152± gross acres; 71 recorded lots with APNs, from .75 Ac - 6.5 Ac that can be combined.
- Assessor's Parcel Numbers: 763-450-001 through 046, 763-460-001 through 021, 763-290-006 through 009
- 3 industrial zones for flexibility: Industrial Park (IP), Manufacturing Service Commercial (MSC), and Manufacturing Heavy, (MH).
- Unincorporated County of Riverside; City of Coachella Sphere of Influence
- Water/Sewer - Coachella Valley Water District
Electricity - Imperial Irrigation District
Gas - SoCal Gas

INVESTMENT HIGHLIGHTS

- Fully engineered, approved and recorded industrial park parcel map and subdivision improvement agreements.
- Approved plans for rough grading, streets, water, sewer, drainage, signal light at Airport Blvd. and more.
- Dual access via Airport Boulevard and State Highway 111
- Easy access to Interstate 10 and Expressway 86 to the US/Mexico border
- Located in a Federal Opportunity Zone
- Minutes from Amazon's new 650,000 SF distribution facility
- Adjacent to the Jacqueline Cochran Regional Airport

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PARCELS

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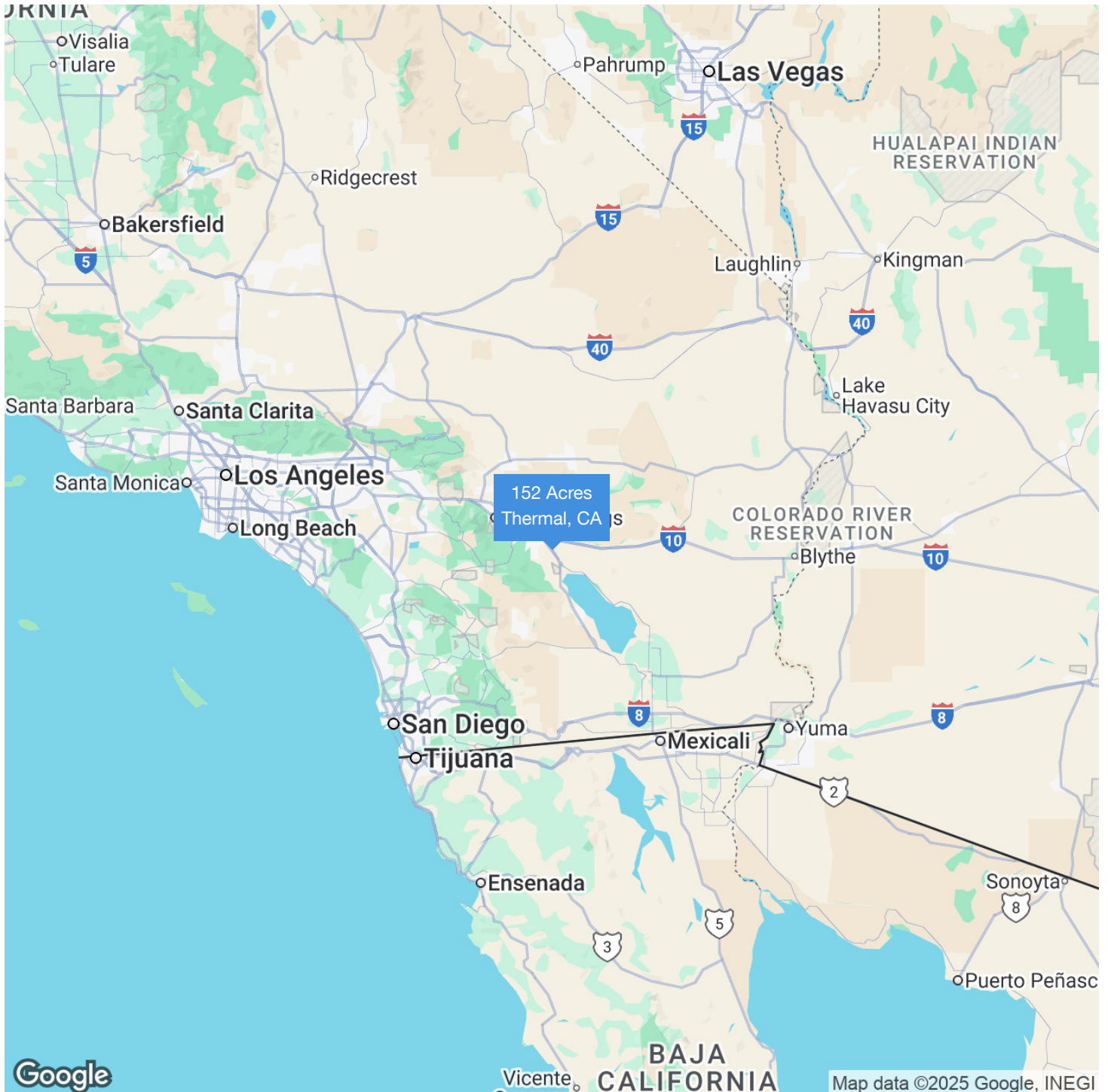


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REGIONAL MAP

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CONTACT

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