

# Dillon Road Industrial

16786 Little Morongo Rd, Desert Hot Springs, CA 92240

Presented By:  
Bral LLC



# Dillon Road Industrial

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## Property Details

Ownership is seeking a Build-to-Suit opportunity, available for either sale or lease.

The property consists of a single contiguous parcel (one APN) located just a few streets from the new Amazon Distribution Center within the Desert Hot Springs industrial corridor.

**Power:** Approximately 16 MV of power is currently reserved for the site.

If additional capacity is required, ownership will coordinate with its electrical engineer and the power utility to review the single-line diagram and explore strategies to meet the project's full power demand.

For leasing, acquisition, or development inquiries, please contact our office at 310-990-1199.

Nearby completed and planned developments include:

Amazon Distribution Center

Morongo Industrial Park

New Green Acres

DHS Research & Development Park

65097 Two Bunch Palms

20th Avenue & I-10 Freeway (Planned)

Coachillin Industrial & Cannabis Business Park

**Price: \$.50 /SF/Mo**

- Industrial zone with close proximity for freeways
- Low basis opportunity to be next to Amazon
- Low teaser rate for lease
- Ownership its option

View the full listing here: <https://www.loopnet.com/Listing/16786-Little-Morongo-Rd-Desert-Hot-Springs-CA/38659522/>

Rental Rate:	\$.50 /SF/MO
Min. Divisible:	180,000 SF
Property Type:	Industrial
Property Subtype:	Distribution
Rentable Building Area	1,000,000 SF
:	
Year Built:	2027
Construction Status:	Proposed
Rental Rate Mo:	\$0.50 /SF/MO

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## Listing space

### 1st Floor

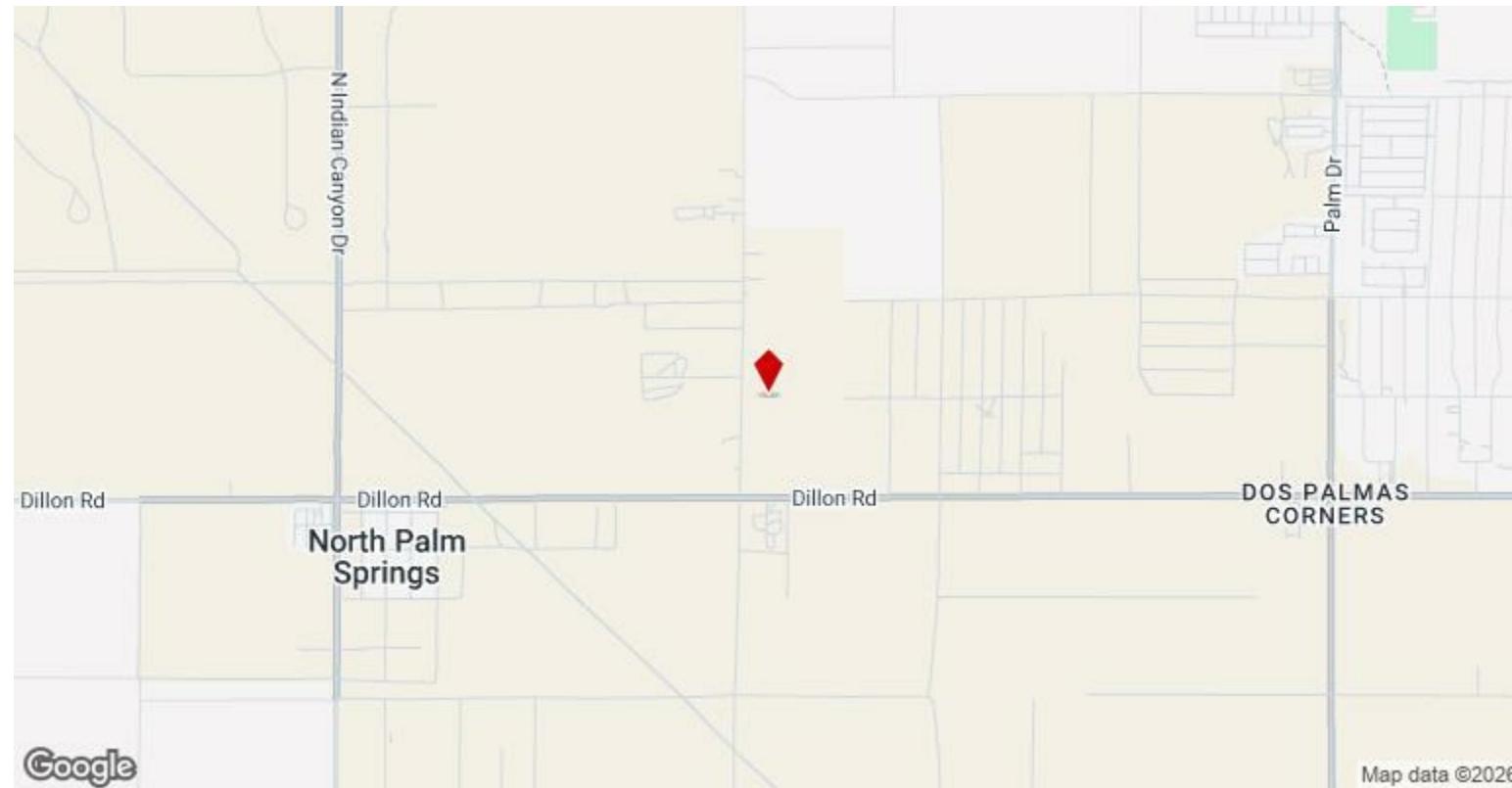
Space Available: 180,000 - 1,000,000 SF  
Rental Rate: \$6.00 /SF/YR  
Date Available: Now  
Service Type: Triple Net (NNN)  
Space Type: Relet  
Space Use: Industrial  
Lease Term: Negotiable

Proposed property is also for sale, looking for a BTS for either. Project can be divisible. projected 10% cap rate. data center availability.

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## Location



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## Property Photos



1M Sq warehosue site plan dillon circles

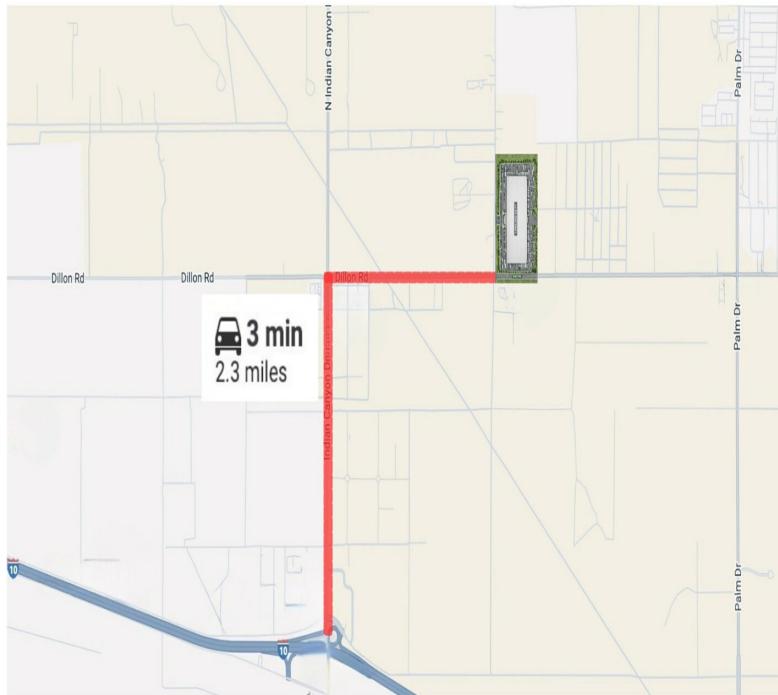


Building Realistic Rendering

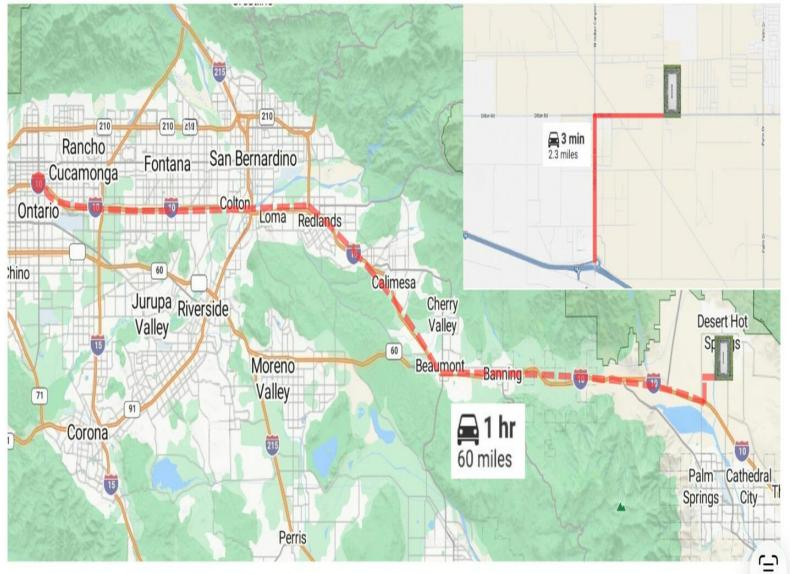
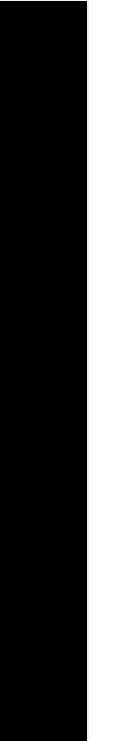
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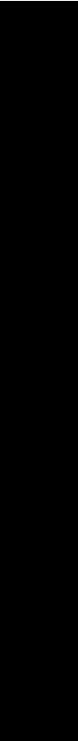
## Property Photos



Distance to I-10 Freeway



Distance to I-10 Freeway



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## Property Photos



Building Photo



Building Photo

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## Property Photos



1M Sq ft site plan - Warehouse



Elevations

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## Property Photos



Interior space layout

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