

CABOT INDUSTRIAL PARK CUP APPROVED FOR (4) 11,520 SF BUILDINGS ON 2.47



WEST CABOT ROAD & NORTH OF DILLON RD, DESERT HOT SPRINGS, CA

FEATURES

- CUP Approved for (4) 11,520 SF Free Standing Cannabis Building totaling 46,080 SF
- Only 290' from Water and Electric on Dillon Rd
- Cannabis friendly city with no manufacturing tax
- Agriculture rates from SoCal Edison for Cultivation
- Technical studies complete including Biological, Cultural, Paleontological, Environmental, Hydrology, Geotechnical, Air Quality and more. ISMND completed and accepted.
- Ideally located next to Palm Springs and had close I-10 access to serve all of Southern California

os Angeles **Desert Hot** Springs Springs San Diego

SOUTHERN CALIFORNIA

VICINITY MAP

ASKING PRICE: \$499,000 (\$4.63/SF)





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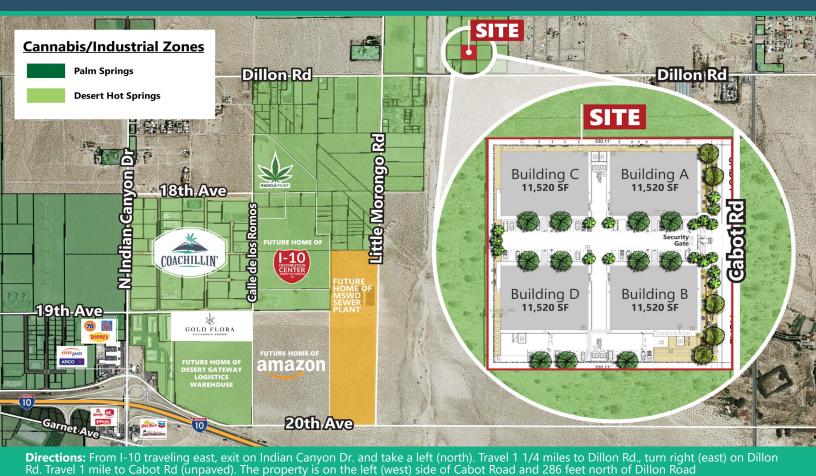


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CABOT INDUSTRIAL PARK AERIAL & SITE AMENITIES





SITE AMENITIES

- **Location:** The property is located on the west side Cabot Rd just 286 FT north of Dillon Rd.
- **Zoning:** I-L (Light Industrial) Allows: Cannabis Cultivation & Manufacturing
- **APN:** 665-120-029
- **Parcel Size** (According to County Assessor's Information): 2.47 acres
- Parcel Dimensions: 316' x 320'
- **Utilities:**

Electric: On Dillon Rd (Southern CA Edison) Domestic Water: On Dillon Rd (CVWD)

Sewer: No

- **Entitlements:** CUP 22-4 Expires
- Highest & Best Use: Cannabis Cultivation & Manufacturing
- Flood Zone: 500 Year Zone **Earthquake Fault Zone: No**
- **Topography:** Flat **Elevation: 585 FT Multi-Species:** No

Terms: Cash

AVAILABLE STUDIES & PLANS

- **Building Renderings**
- Site Plan
- **Grading Plan**
- Energy, Biological, Cultural, Hydrology, Environmental, WQMP, Noise, & PRA Reports

Call Listing Office for Complete Set of Studies & Plans

(4) 11,520 SF BUILDING RENDERING