

FOR SALE & LEASE

±65 ACRE MASTER PLANNED PROJECT
CALLE DE LOS ROMOS @ 19TH AVE | DESERT HOT SPRINGS, CA



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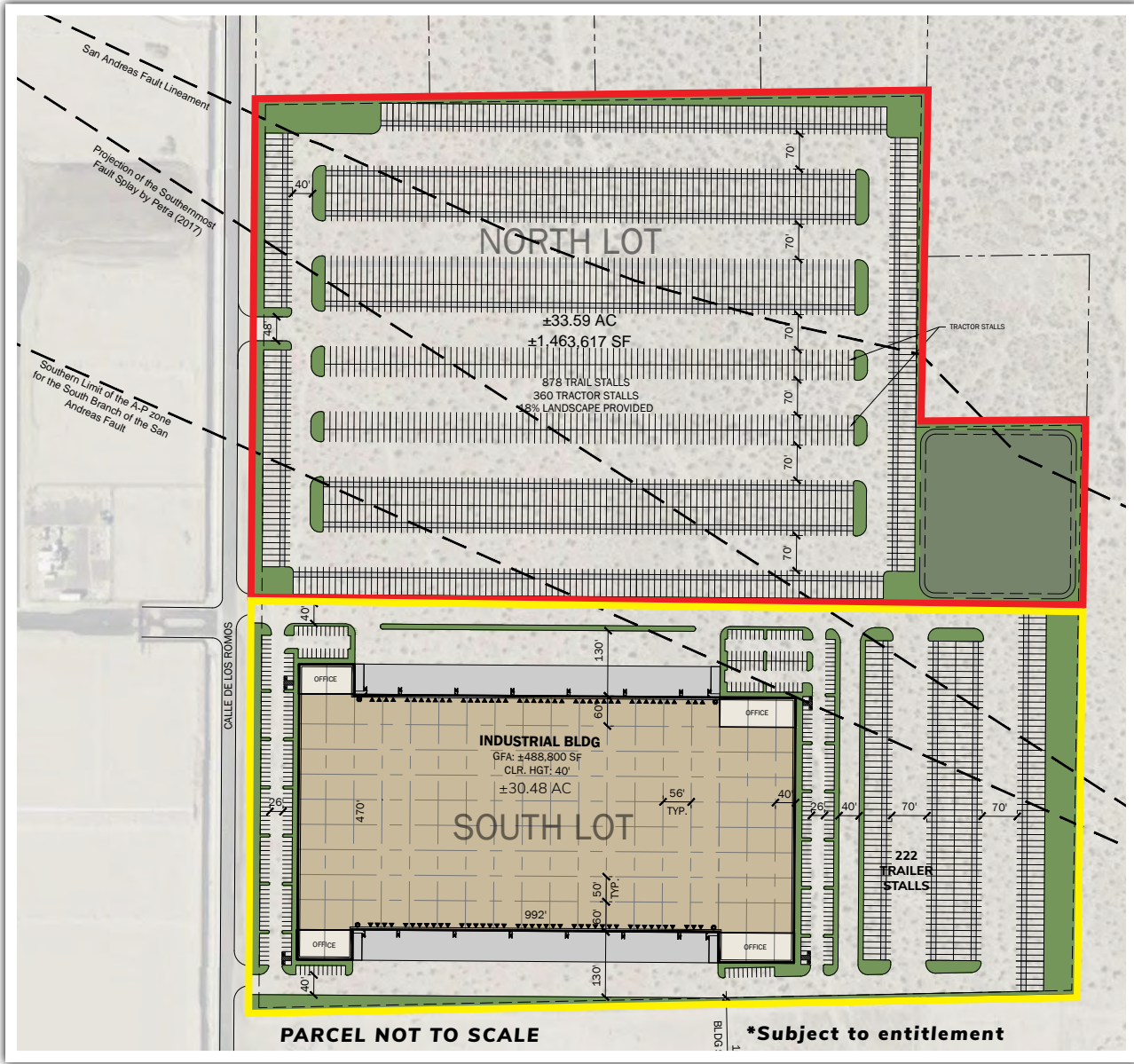
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DRE Lic#02077231

PARCELA: ±30.48 AC - ±488,800 SF Cross Dock WHSE + Trailer Yard

PARCEL B: ±33.59 AC - Trailer Yard

PROPOSED SITE PLAN



PARCEL A:

PARCEL B:

PARCEL A: ±30.48 AC - ±488,800 SF CROSS DOCK WHSE + TRAILER YARD

PARCEL B: ±33.59 AC - TRAILER YARD

SITE SUMMARY - PARCEL A


Gross Site Area	±1,327,847 SF	±30.48 AC
Total Building Areas	Gross Floor Area	±488,000 SF
Coverage	Gross	37%
Provided Landscape N	±232,783 SF	@18%
Provided Landscape S	±171,670 SF	@13%

INDUSTRIAL BUILDING

Building Area	Footprint	±488,800
Cars Required	@5% Office	354 Stalls
Cars Provided	@0.75/1,000 SF Req. Accessible	365 Stalls 8 Stalls
Drive-in Doors		4
Docks	@1.72/1,000 SF	84
Trailers		222 Stalls

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROJECT HIGHLIGHTS



1 Building
WHSE / MFG
±488,800 SF
(Cross Dock)



Build-to-Suit
Offices

65 Acre Project
Divisible to ±33.59 Acres &
±30.48 Acres



Truck Courts
130



Dock High Loading
84



Car Park-ins
365



Clear Height
40'



Grade Level Loading
4



Power
To Suit



Sprinklers
ESFR



Truck Trailer Storage
222



Zoning
IL

DESERT HOT SPRINGS DISTRIBUTION CENTER

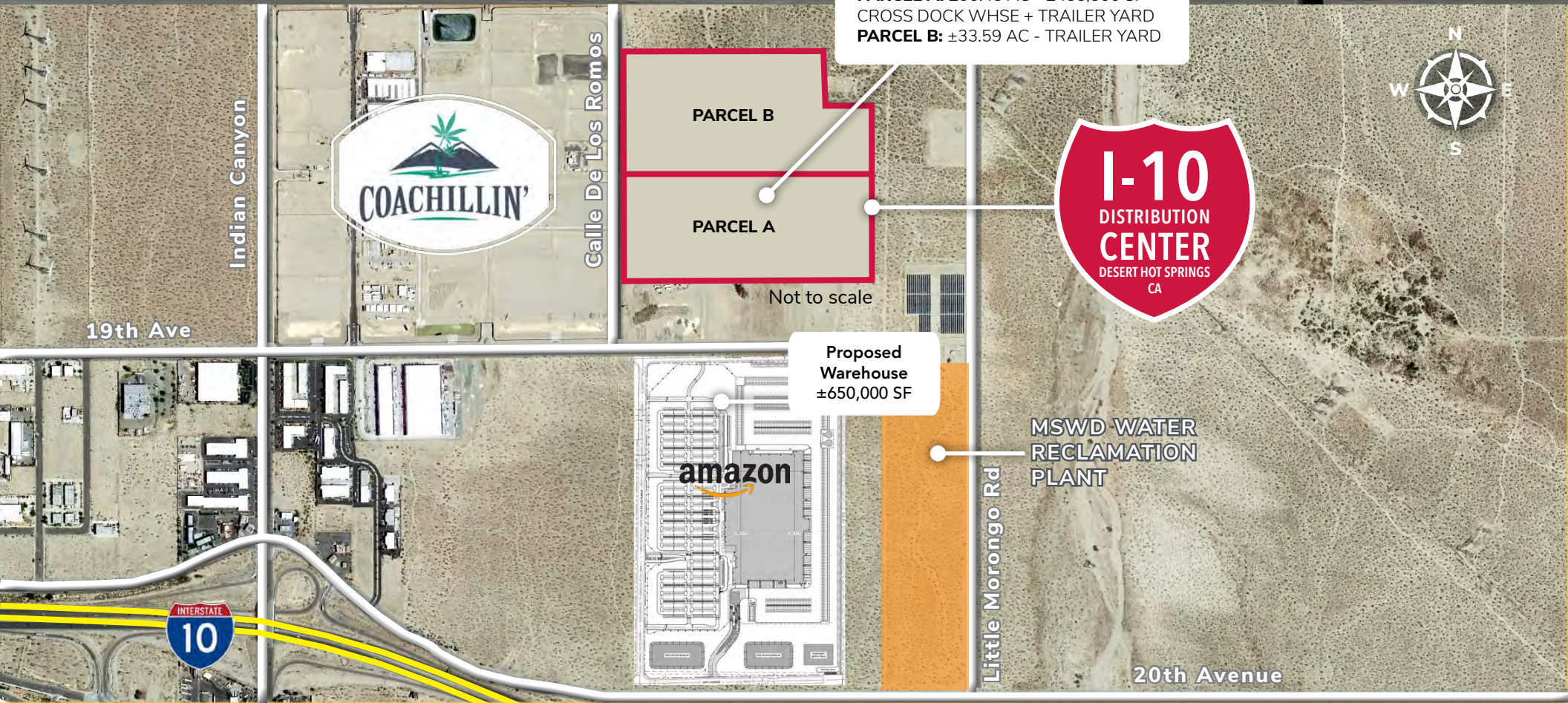


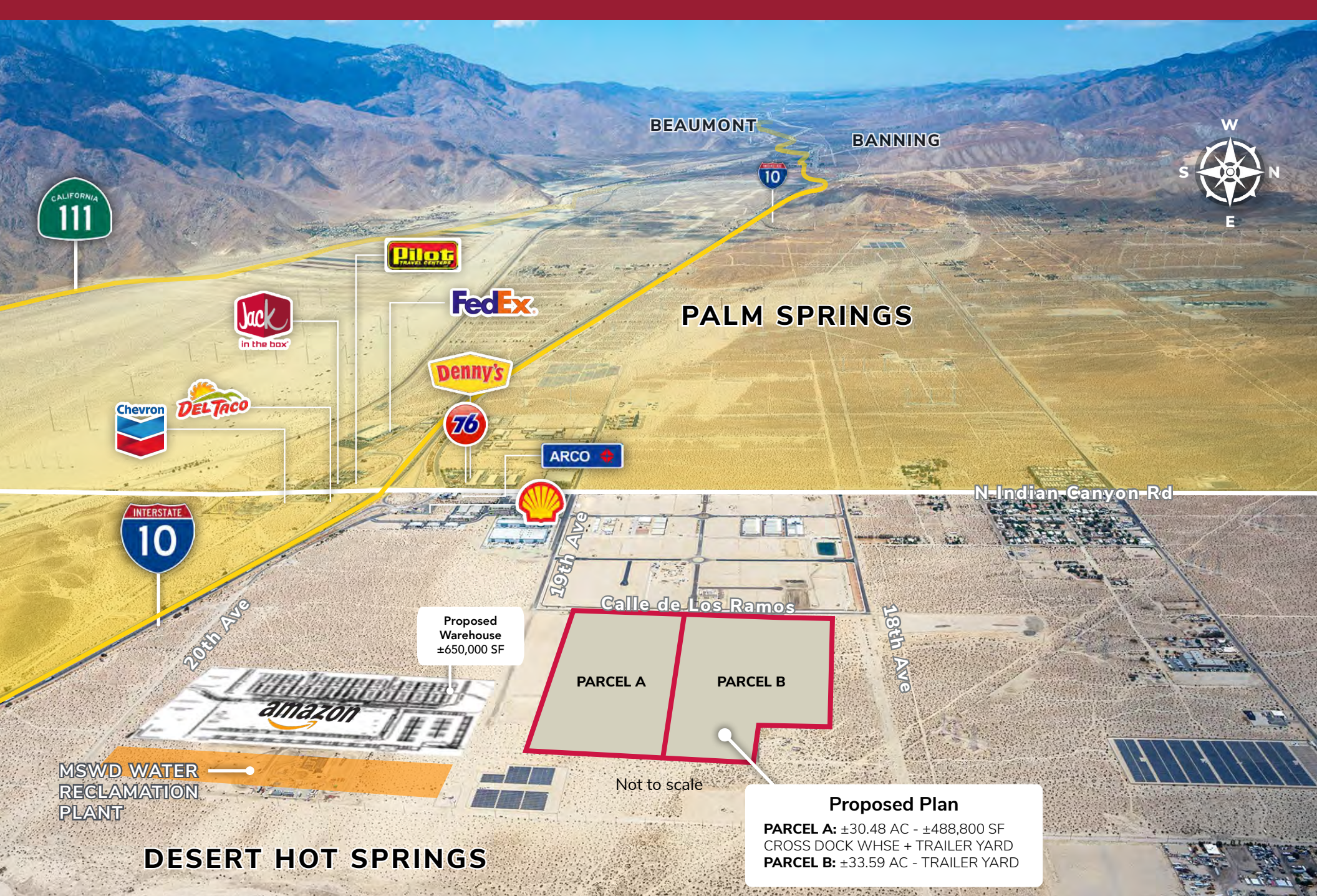
Proposed Plan
PARCEL A: ±30.48 AC - ±488,800 SF
 CROSS DOCK WHSE + TRAILER YARD
PARCEL B: ±33.59 AC - TRAILER YARD



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Proposed Plan
PARCEL A: ±30.48 AC - ±488,800 SF
CROSS DOCK WHSE + TRAILER YARD
PARCEL B: ±33.59 AC - TRAILER YARD

Proposed Warehouse
±650,000 SF

Not to scale

MSWD WATER RECLAMATION PLANT

CALIFORNIA
111

INTERSTATE
10

BEAUMONT

BANNING

PALM SPRINGS

N-Indian-Canyon-Rd

DESERT HOT SPRINGS

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Walmart*

Palm Springs Airport

PALM SPRINGS

CIMARRON GOLF RESORT
HILTON RESORT & GOLF

ESCENA GOLF CLUB

INTERSTATE 10

CALIFORNIA 111



Proposed Warehouse
±650,000 SF

I-10
DISTRIBUTION CENTER
DESERT HOT SPRINGS
CA

MSWD WATER RECLAMATION PLANT

amazon

19TH AVE

Proposed Plan
PARCEL A: ±30.48 AC - ±488,800 SF
CROSS DOCK WHSE + TRAILER YARD
PARCEL B: ±33.59 AC - TRAILER YARD

PARCEL A

PARCEL B

ARCO

DEL TACO
Jack in the box
Pilot
76
FedEx
Denny's

INDIAN CANYON DRIVE

CALLE DE LOS ROMOS

18TH AVE

Not to scale

I-10 DISTRIBUTION CENTER, DESERT HOT SPRINGS

POTENTIAL USES

- Distribution / fulfillment
- Advanced manufacturing
- Freezer/cooler
- Corporate headquarters

UTILITIES TO SITE

- Southern California Edison Electric Service
- Mission Springs Water District Water Service
- Mission Springs Water District Sewage Service ([Information](#))

SOUTHERN CALIFORNIA EDISON INCENTIVES

[Manufacturing Incentives \(link\)](#)

[Warehousing Incentives \(link\)](#)

Build-to-Suit
Build-To-Suit
For Lease And Sale

±1 mile
to I-10 Freeway
On/Off Ramps

±1 mile
to Truck Fueling Centers

±9 miles
to Palm Springs
International Airport



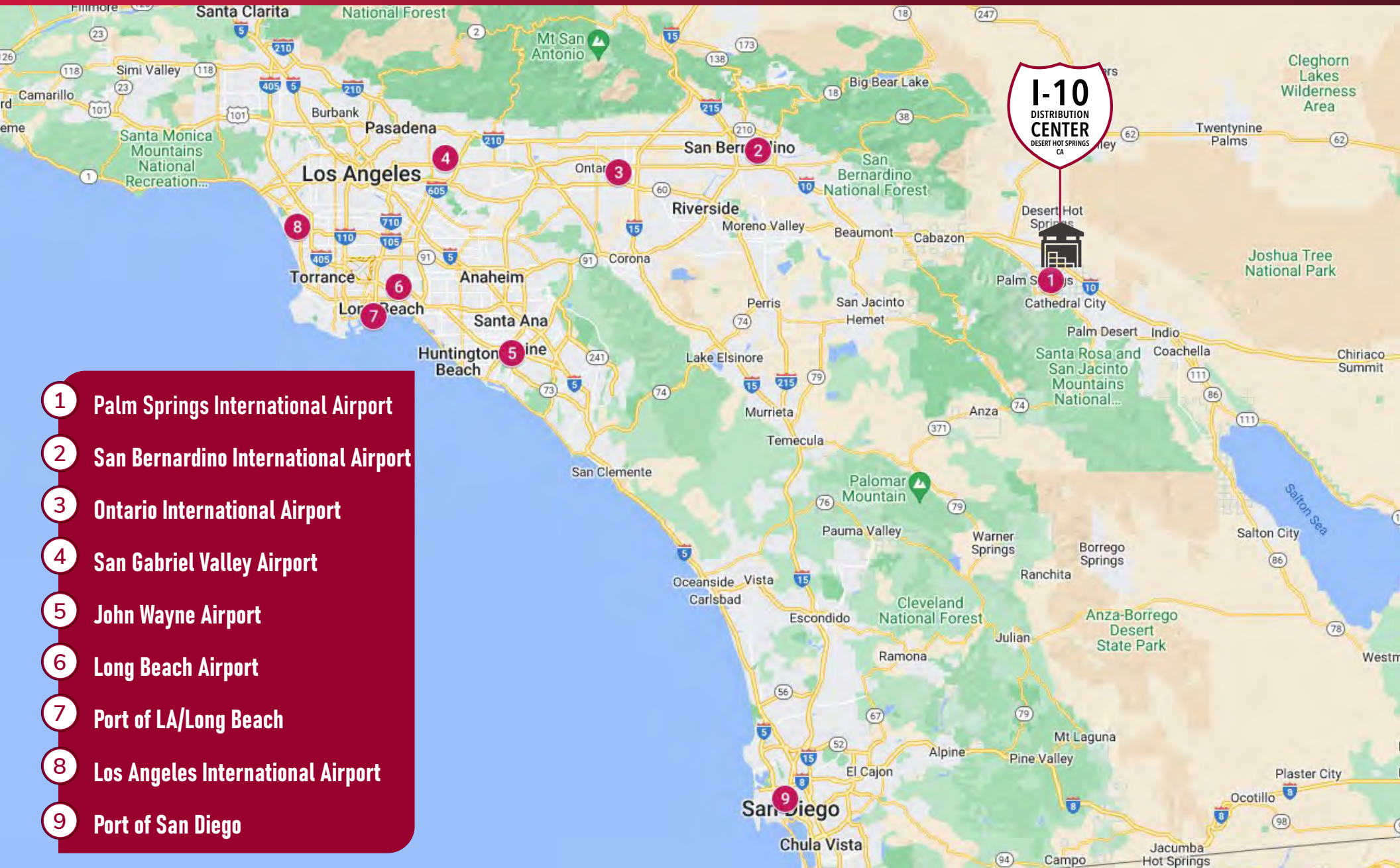
REGIONAL LOCATION MAP

CITY	MILES
Port of Long Beach / Port of Los Angeles	± 106
Downtown Los Angeles	± 110
Port of San Diego	± 139
Las Vegas	± 226
Phoenix	± 272
Fresno	± 326
San Jose	± 444
Port of Oakland	± 478
Sacramento	± 792
Reno	± 508
Salt Lake City	± 644
Boise	± 848
Denver	± 1,067
Portland	± 1,070
Seattle	± 1,208



CENTRALLY LOCATED TO MAJOR AIRPORTS

PRIME LOCATION FOR DISTRIBUTION



- 1 Palm Springs International Airport
- 2 San Bernardino International Airport
- 3 Ontario International Airport
- 4 San Gabriel Valley Airport
- 5 John Wayne Airport
- 6 Long Beach Airport
- 7 Port of LA/Long Beach
- 8 Los Angeles International Airport
- 9 Port of San Diego

SALTON SEA



GOLF RESORTS

1. Double Tree by Hilton Golf Resort
 2. Escena Golf Club
 3. Cimarron Golf Resort
 4. Mission Hills Country Club
 5. Tahquitz Creek Golf Resort
 6. Indian Canyons Golf Resort
 7. Tamarisk Country Club
 8. The Club at Morningside
 9. Thunderbird Country Club
 10. The Springs
- ...and many more.

3 Walmart Supercenter

ALDI BED BATH & BEYOND Marshalls. ROSS DRESS FOR LESS

Jack In the box Tamarisk FedEx. ULTA

Cane's LOWE'S STAPLES

Smart & Final Shell

4 VONS TARGET

BOYER'S! Pollo loco STARBUCKS

McDonald's TRADER JOE'S

CVS ANYTIME FITNESS

The UPS Store UPS

1 Denny's ARCO

Pilot BROWN'S BBQ & SOUL FOOD

AMTRAK Chevron

2 VONS Walgreens

Pizza Hut McDonald's STARBUCKS

WELLS FARGO KFC metro

The UPS Store UPS

5 THE RIVER AT RANCHO MIRAGE

Yard House Bath Works

P.F. CHANG'S CHINA BISTRO BERQ JERRY'S

FIVE GUYS FAMOUS the old spaghetti factory

STARBUCKS COFFEE IN-N-OUT BURGER CVS

HOBBY LOBBY Pella

UB&T 76 WELLS FARGO



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