

14.62 AC ZONED INDUSTRIAL FOR CANNABIS DESERT HOT SPRINGS, CA



E LITTLE MORONGO RD & N TWO BUNCH PALMS, DESERT HOT SPRINGS, CA

FEATURES

- 14.62 acres zoned I-L (Light Industrial) which allows outside storage uses plus cannabis cultivation, manufacturing, and distribution
- Located in the heart of the Industrial corridor of Desert Hot Springs
- Desert Hot Springs is a "Business Friendly" City - Average 10 day turn around on plan check
- Located in the Opportunity Zone – Defer your capital gains tax in industrial zones

ASKING PRICE: \$1,450,000 (\$2.28 S/F)



VICINITY MAP



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14.62 AC ZONED INDUSTRIAL FOR CANNABIS AERIAL & SITE AMENITIES

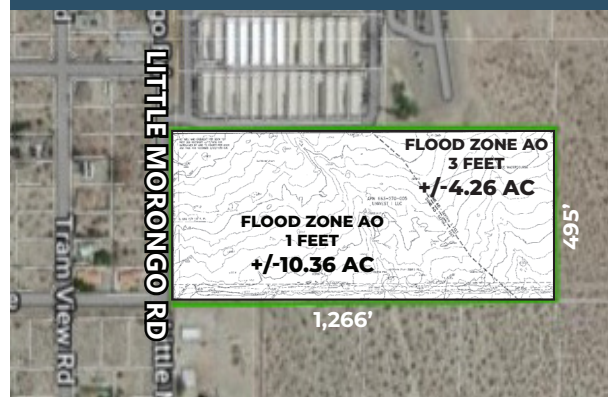


Directions: From I-10 traveling east exit Indian Canyon Drive and take a left (north). Travel 1 1/4 miles to Dillon Rd, turn right (east) on Dillon Rd. Travel 1 mile to Little Morongo Road, take a left (north) on Little Morongo Road and travel 1.9 mi to the property. Property will be on your right (east)

SITE AMENITIES

- **Location:** This property is located on the east side of Little Morongo Rd, just north of Two Bunch Palms in the City of Desert Hot Springs
- **Zoning:** I-L (Light Industrial allows cultivation, manufacturing & distribution)
- **General Plan:** Industrial
- **APN:** 663-270-005
- **Parcel Size (According to County Assessor's Information):** 14.62 Acres
- **Parcel Dimensions:** 495' x 1,266'
- **Utilities:** To Site
Electric: Little Morongo Rd, Southern California Edison
Water/Sewer: Little Morongo Rd, Mission Springs Water District
- **Current Use:** Vacant Land
- **Adjacent Use:** Cannabis Cultivation/Manufacturing Facilities
- **Opportunity Zone:** Yes
- **Flood Zone:** Yes, 100 Year Zone
- **Earthquake Fault Zone:** No
- **Topography:** Flat
- **Elevation:** 1,034'
- **Terms:** Cash, provide proof of funds with offer

ALTA SURVEY



STUDIES COMPLETED

- ALTA/ACSM Land Title Survey, May 2015
- Cultural Resources Assessment, June 2007
- Rough Grading Plan for RV & Boat Storage

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.