

DESERT HIGHLAND CENTER

3.39 AC ACRES ZONED INDUSTRIAL



S PALOMAR LN & E LITTLE MORONGO RD, DESERT HOT SPRINGS, CA

FEATURES

- Expired CUP 21-17 for 3 Buildings Totaling 84,778 SF
- Fenced with 3 Graded Pads
- Building Plans Available for Pad 3
- Desert Hot Springs is the Fastest Growing City in the Coachella Valley with Over 1,400 Acres Zoned for Industrial Use
- Located just East of Golden Lakes Business Park
- Additional Land for Expansion Available

ASKING PRICE: \$240,000

REDUCED FROM: \$335,000 (\$2.26/SF)

SOUTHERN CALIFORNIA



VICINITY MAP



PAULA TURNER

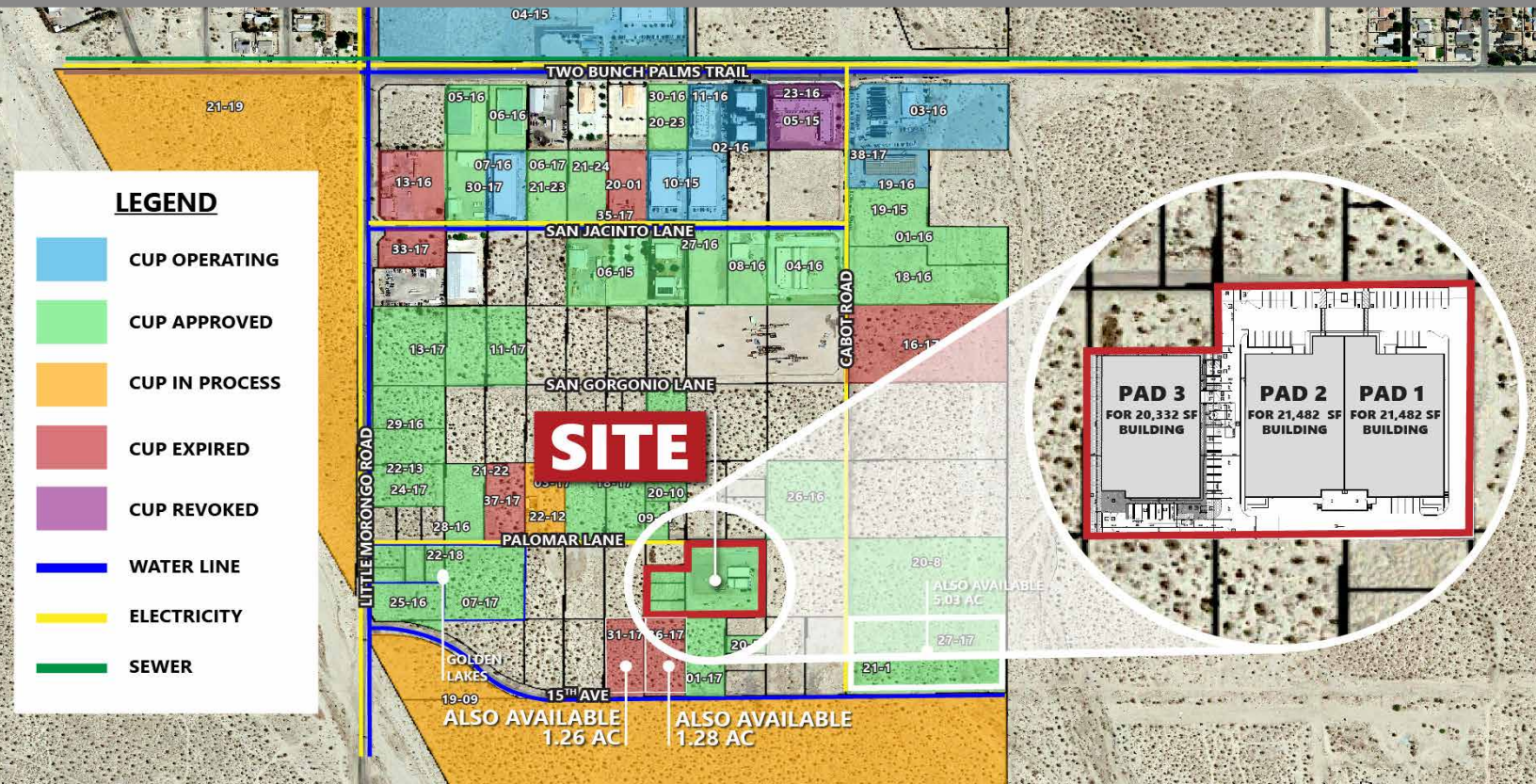
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DESERT HIGHLAND CENTER 3.39 ACRES S PALOMAR LN, DESERT HOT SPRINGS AERIAL & SITE AMENITIES



Directions: From I-10 traveling east exit Indian Canyon Dr. 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 Rd., take a left (north) on Little Morongo Rd. and travel 1 mile to Palomar Lane. Turn right (east) on Palomar Lane. Property is approx.. 1050 feet in on the south side of Palomar Lane.

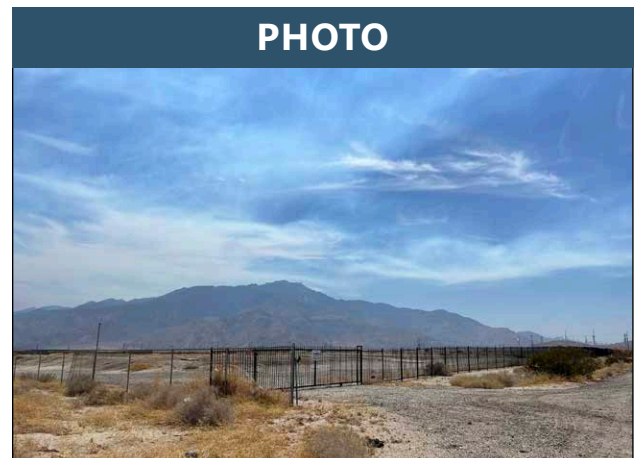
SITE AMENITIES

- **Location:** The property is located on the South Side of Palomar Ln. and East of Little Morongo Rd. in the City of Desert Hot Springs, CA.
- **Zoning:** I-L (Light Industrial) ([Click Here](#))
- **Allows:** Manufacturing, Warehouse, and Cannabis Uses
- **General Plan:** I (Industrial)
- **APN:** 665-070-001, 665-050-011, 665-050-012, 665-050-013
- **Parcel Size (According to County Assessor's Information):** 3.39 Acres Gross | 3.15 Acres Net
- **Site Improvements:** Fenced, All lots are graded
- **Utilities:**
Electric: 300ft on Cabot Rd
Water: Little Morongo Rd
- **Highest & Best Use:** Light Industrial or Cannabis Cultivation & Manufacturing
- **Flood Zone:** 100 Year Zone
- **Earthquake Fault Zone:** No
- **Topography:** Flat
- **Multi-Species:** No

AVAILABLE STUDIES + PLANS

- Construction Plans for Pad 3
- Precise Grading Plan
- Aerial Topo
- Geological Investigation
- CEQA Study

PHOTO



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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.