

# 19.5 AC INDUSTRIAL LAND

## PROPOSED MASTER PLANNED INDUSTRIAL PROJECT



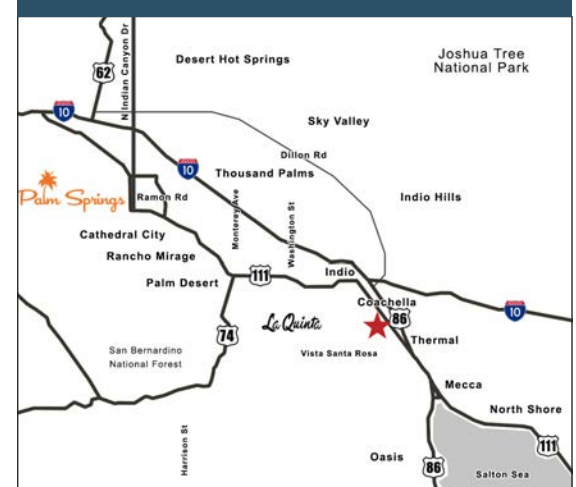
**85884 AIRPORT BLVD, THERMAL, CA**

### FEATURES

- Conceptual plans for 392,880 SF industrial building and 300,110 SF state-of-the-art four building master-planned industrial project with dock high loading & large yards (see page 3)
- Utilities in street
- Approx. 13,800 cars/day on Hwy 111
- New interchange at Airport Blvd & Expressway 86
- Three miles to The Thermal Club, a private high end race track
- Close to the acclaimed Desert International Horse Park
- Across from Jacqueline Cochran Regional Airport, with 43,500 aircraft operations in 2023. Jacqueline Cochran Regional Airport is currently exploring the possibility of adding commercial air service and cargo service to the facility

**PRICE: \$4,247,000 (\$5/SF)**

### COACHELLA VALLEY



**VICINITY MAP**



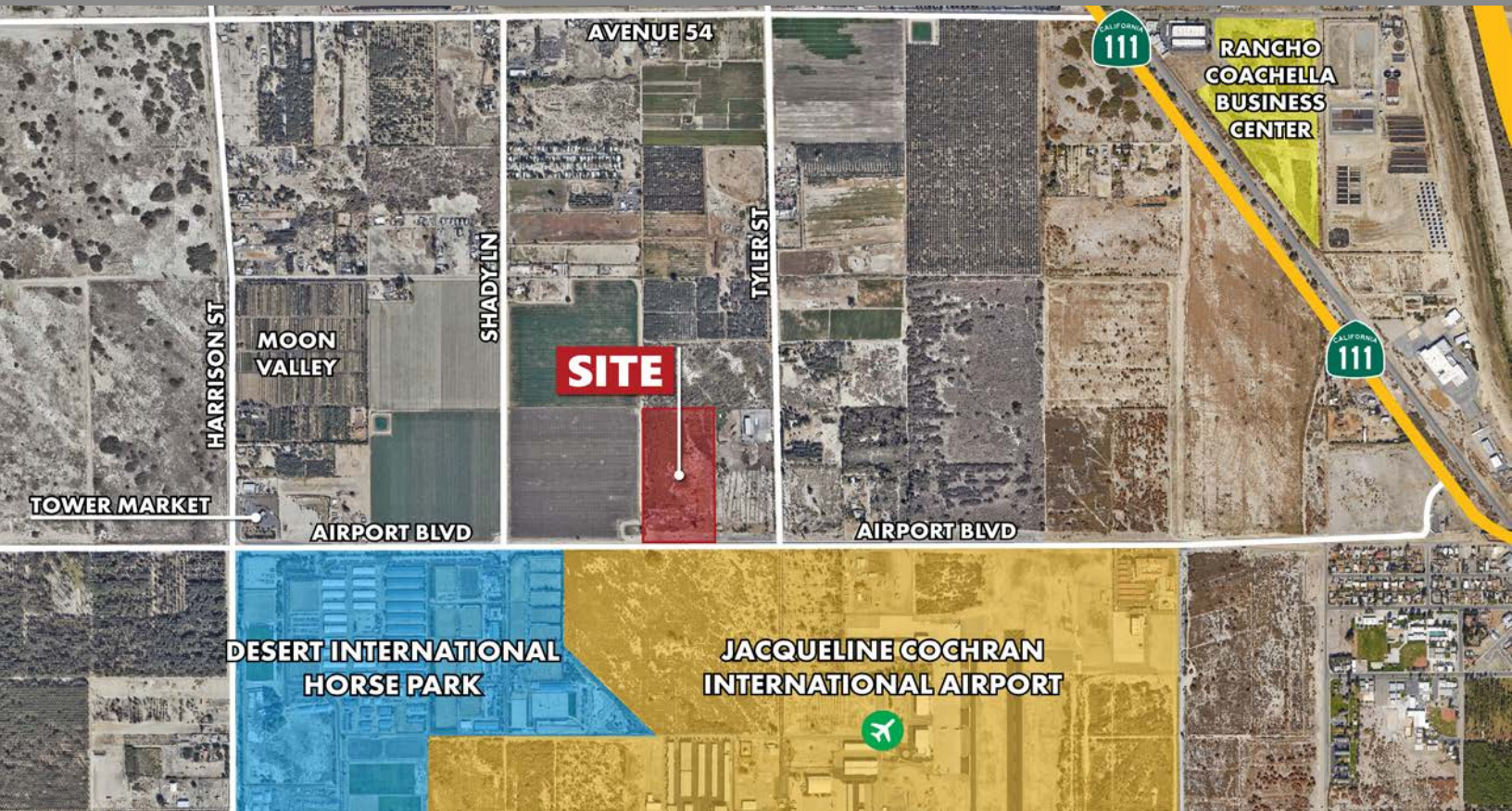
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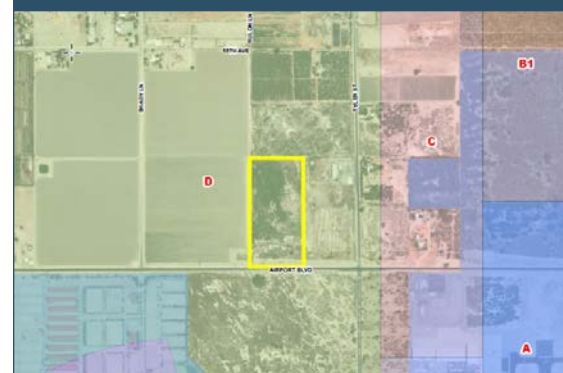
## AERIAL & SITE AMENITIES



### SITE AMENITIES

- **Location:** Property is located at 85884 Airport Blvd, Thermal
- **APN:** 763-250-020
- **Parcel Size** (According to County Assessor's Information): 19.5 Acres
- **Zoning:** **M - SC (Manufacturing - Service Commercial)** - [Click here](#)
- **General Plan:** **L - I (Light Industrial)** - [Click here](#)
- **In Airport Land Use Zones:** **ZONE D**  
[CLICK HERE FOR AIRPORT LAND USE RESTRICTIONS](#)  
[CLICK HERE FOR AIRPORT ZONING ORDINANCE](#)
- **Utilities:**  
Electric: In Street  
Water: 24" line in street  
Sewer: 18" line in street  
Gas: 1 mile away on Avenue 54
- **Current Use:** Vacant Land
- **Parcel Dimensions:** 652' x 1,322'
- **Terms:** Cash
- **Comments:** Convenient location just 1 mile from Expressway 86 and across from the Jacqueline Cochran Regional Airport.

### AIRPORT LAND USE ZONES



### WHAT IS AN OPPORTUNITY ZONE?

**Why is investing in an Opportunity Zone better than a 1031 Exchange?**

**Temporary Deferral:** Similar to a 1031 Exchange.

**Step-up in Basis:** After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

**Permanent Exclusion:** After 10 years the capital gains are permanently excluded from taxable income.

**For More Information Please Visit:**

[www.DesertPacificProperties.com/OpportunityZone](http://www.DesertPacificProperties.com/OpportunityZone)

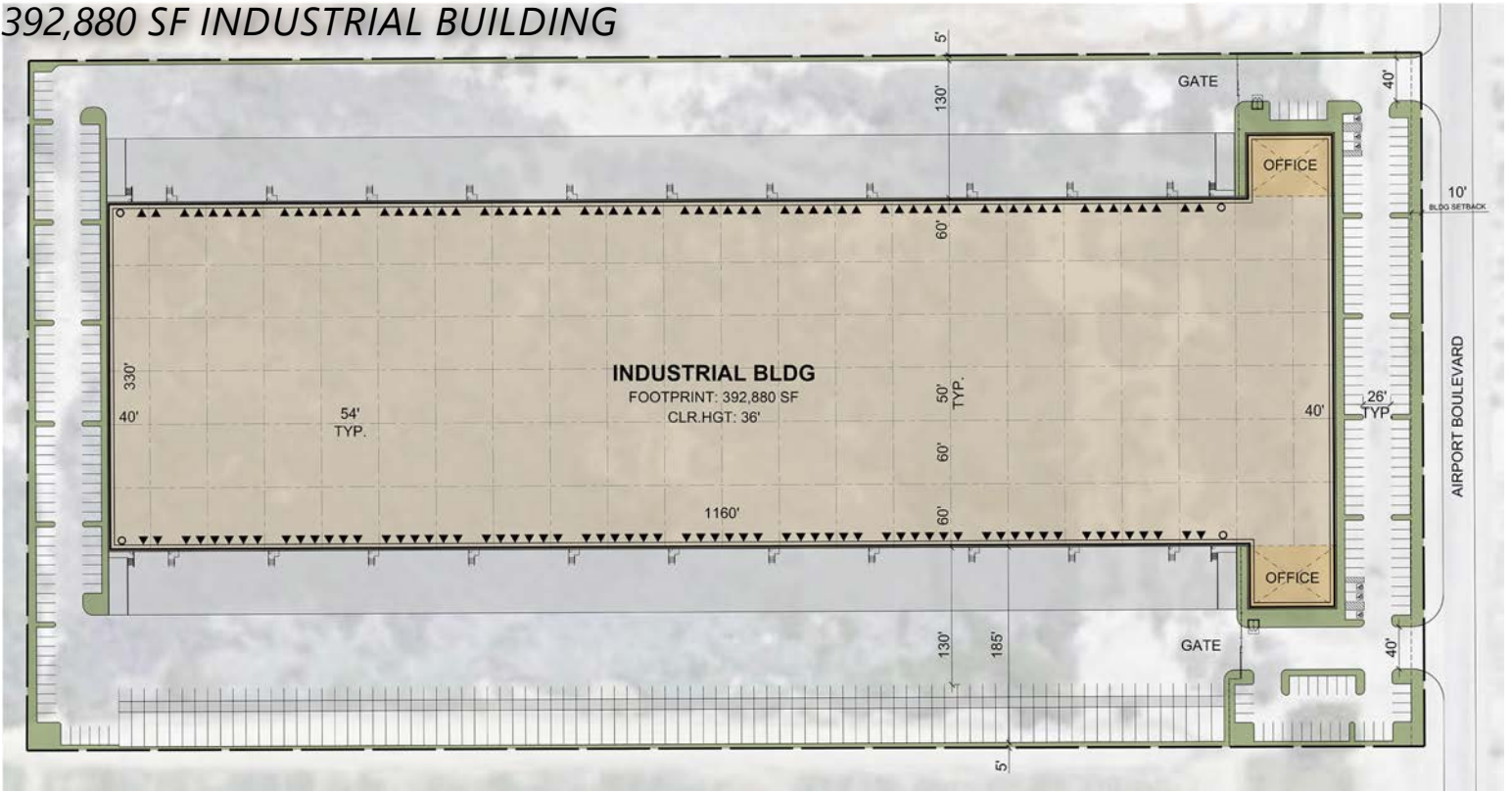
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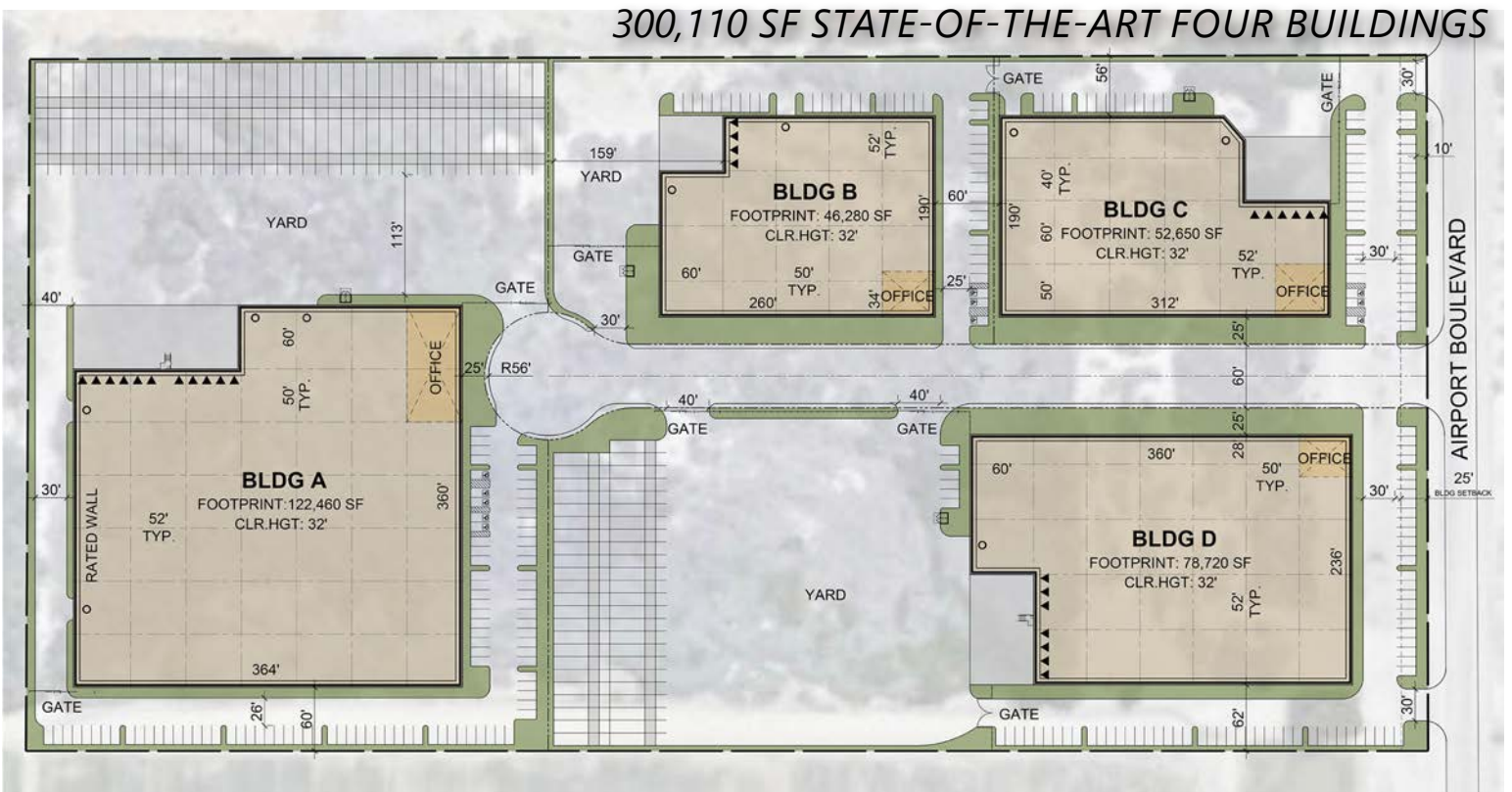
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## CONCEPTUAL PLANS

### 392,880 SF INDUSTRIAL BUILDING



### 300,110 SF STATE-OF-THE-ART FOUR BUILDINGS



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## AREA OVERVIEW

The ultimate work/play destination, the Coachella Valley – also known as Greater Palm Springs – is the sweet spot of Southern California. Famous for its year-round sunshine and idyllic quality of life, and powered by tourism and agriculture, this bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment. There's no finer place to live, work and play.

The region offers unparalleled quality of life, a ready workforce, and affordability. It is home to world-famous events such as Coachella and Stagecoach Music Festivals, BNP Paribas Open tennis tournament, and the new Acrisure Arena entertainment venue.

Greater Palm Springs is situated two hours from Los Angeles, Orange County and San Diego and within only a few hours of Las Vegas and Phoenix by car. Interstate 10, stretching coast-to-coast, is the fourth largest interstate highway in the United States, and is the major corridor through Greater Palm Springs, the lifeline connecting all of Southern California.

Palm Springs International Airport offers direct flights to cities throughout the United States and Canada. The airport serves over 1.5 million airline passengers a year, connecting to the 10 largest airline hubs in the country. At the east end of the valley, Jacqueline Cochran Regional Airport provides service to private aircraft.

# COACHELLA VALLEY



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