

# FOR SALE & LEASE

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



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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

±71,860 - ±509,840 SF TOTAL  
**WAREHOUSE BUILDINGS**  
BUILD-TO-SUIT

**SNIDER  
INTERESTS**

## 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



# PROJECT HIGHLIGHTS



1 Building  
WHSE / MFG



Build-to-Suit  
Offices



65 Acre  
Project



Truck Courts  
Ample



Dock High  
Loading  
Ample



Grade Level  
Loading  
Ample



Clear Height  
32' - 36'



Sprinklers  
ESFR



Power  
To Suit



Zoning  
IL



Truck Trailer  
Storage  
Ample

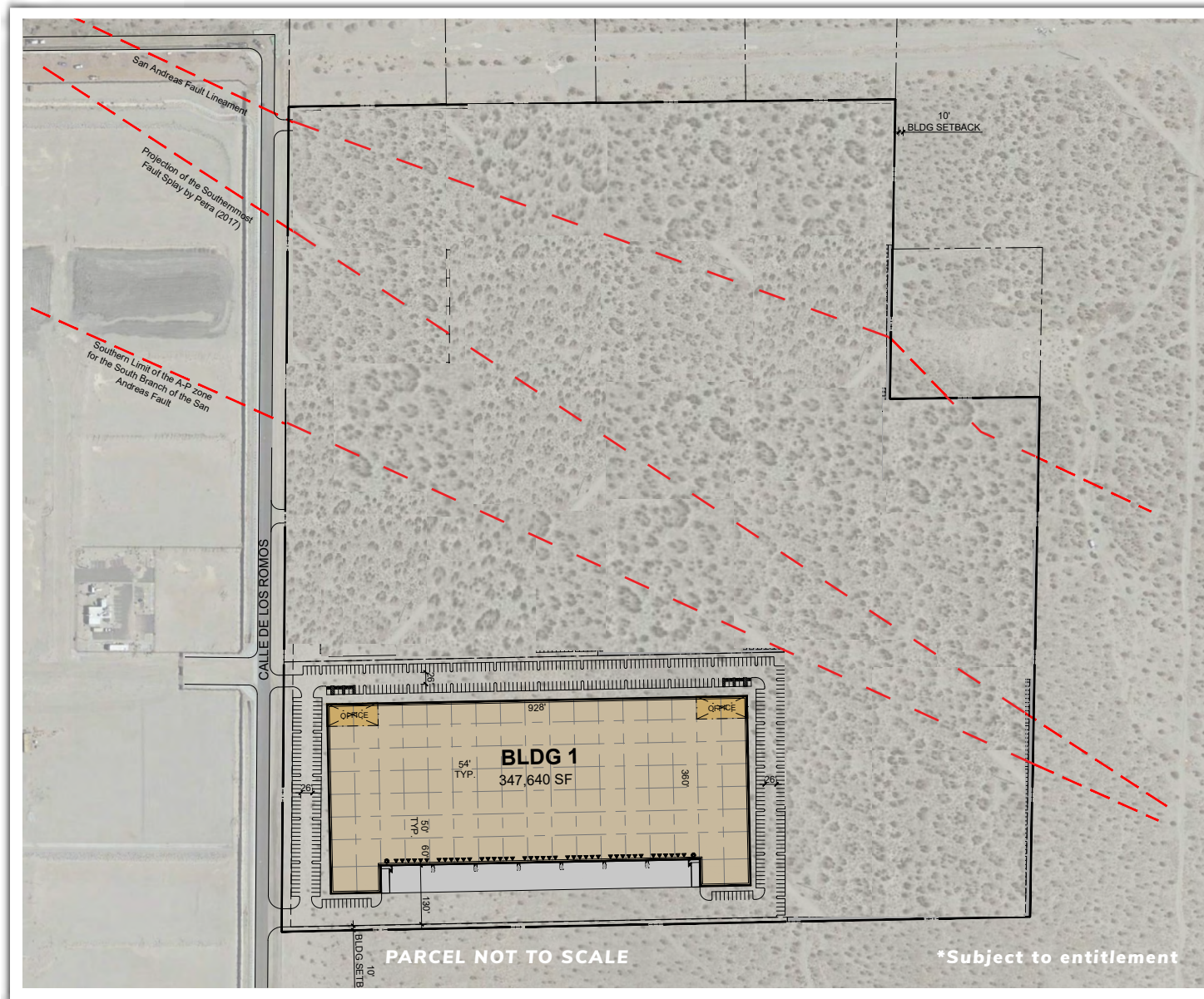
DESERT HOT SPRINGS DISTRIBUTION CENTER



Proposed Warehouse  
±650,000 SF

**Proposed Warehouse**  
OPTION A: 347,640 SF  
OPTION B: 456,960 SF  
OPTION C: 443,000 SF  
OPTION D: 509,840 SF

# PROPOSED SITE PLAN



## OPTION A

INDUSTRIAL BUILDING

**TOTAL: ±347,640 SF**

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.

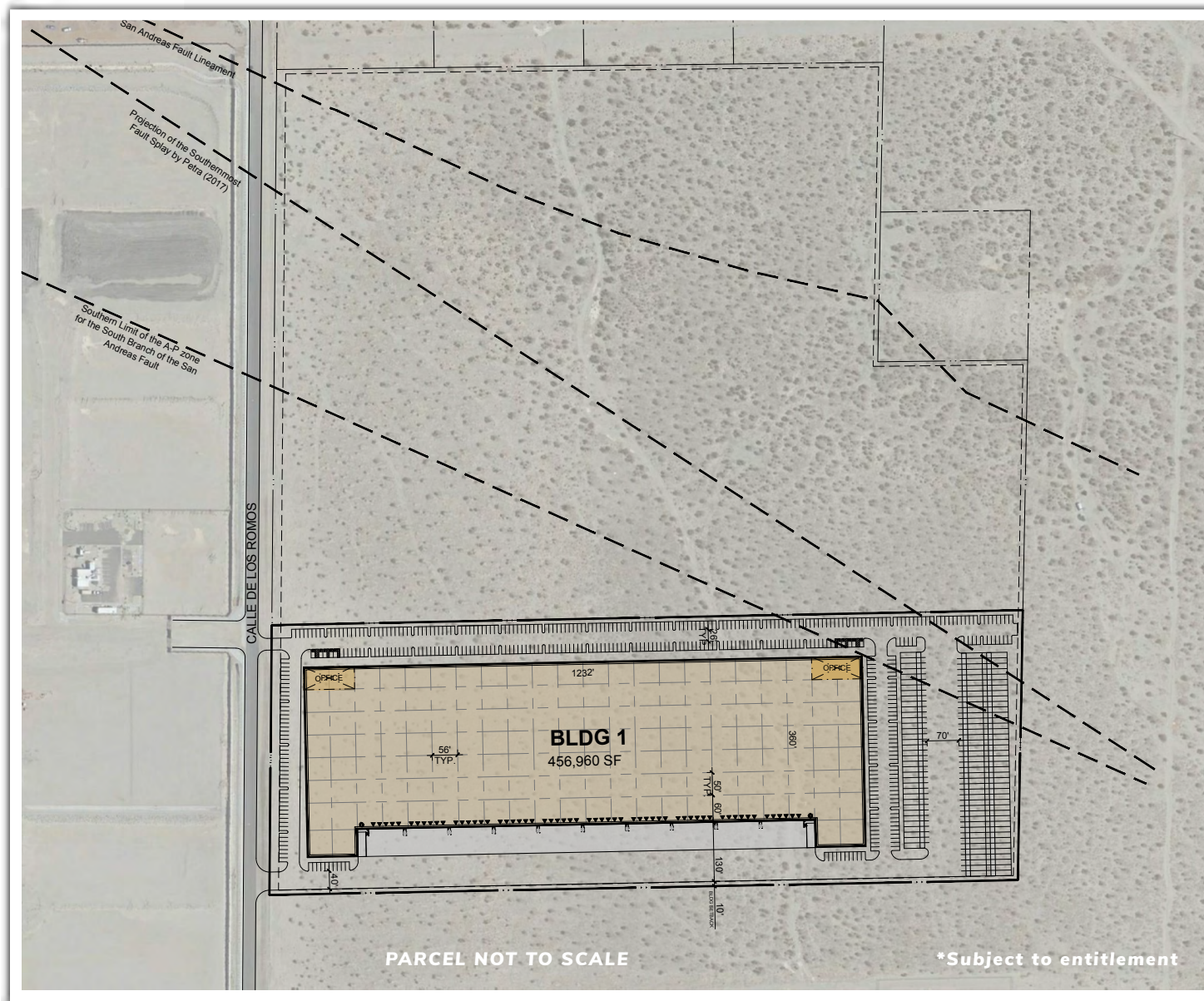
# PROPOSED SITE PLAN



## OPTION B

INDUSTRIAL BUILDING

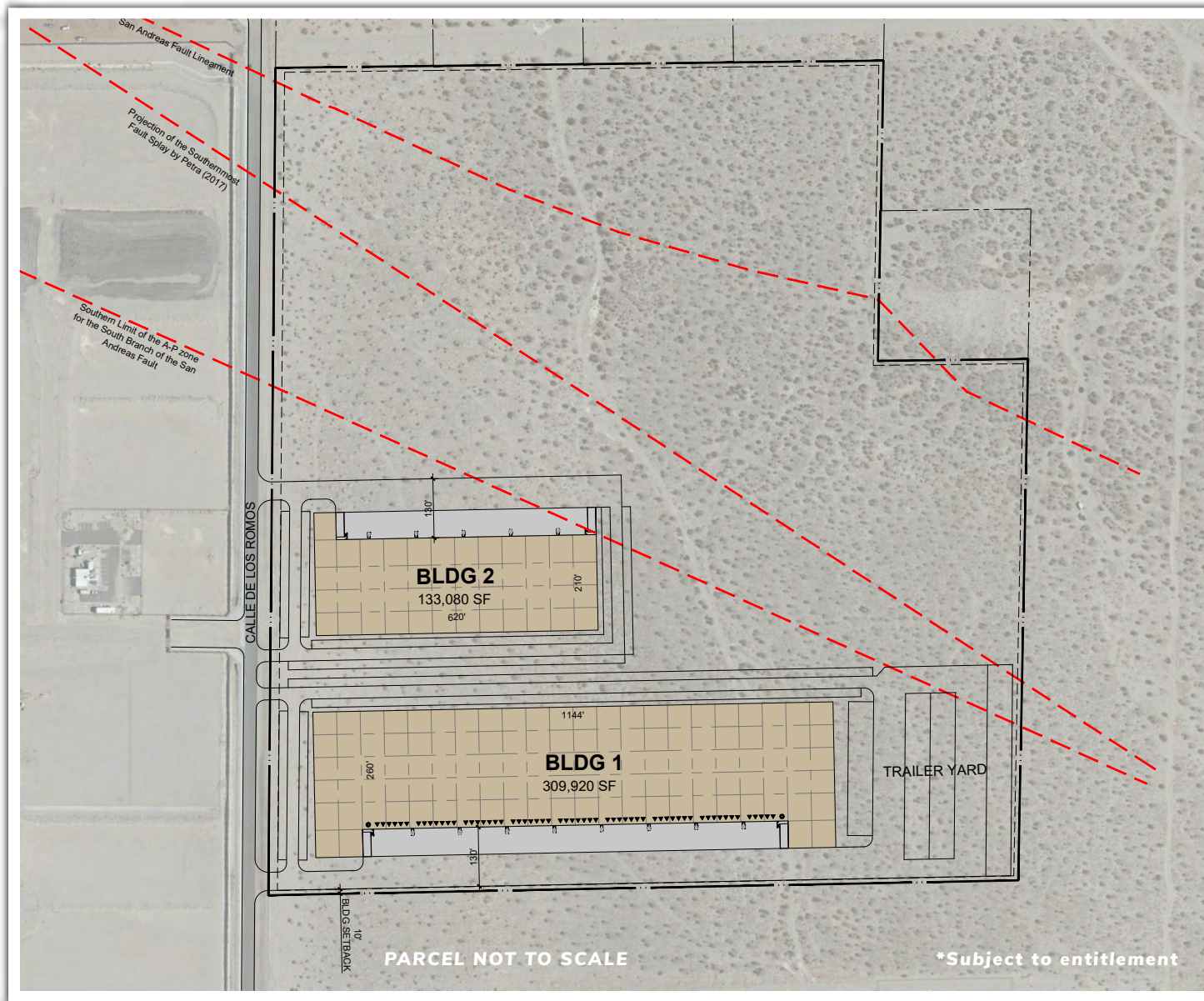
**TOTAL: ±456,960 SF**



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DESERT HOT SPRINGS DISTRIBUTION CENTER

# PROPOSED SITE PLAN



## OPTION C

INDUSTRIAL BUILDINGS

**±133,080 SF**

+

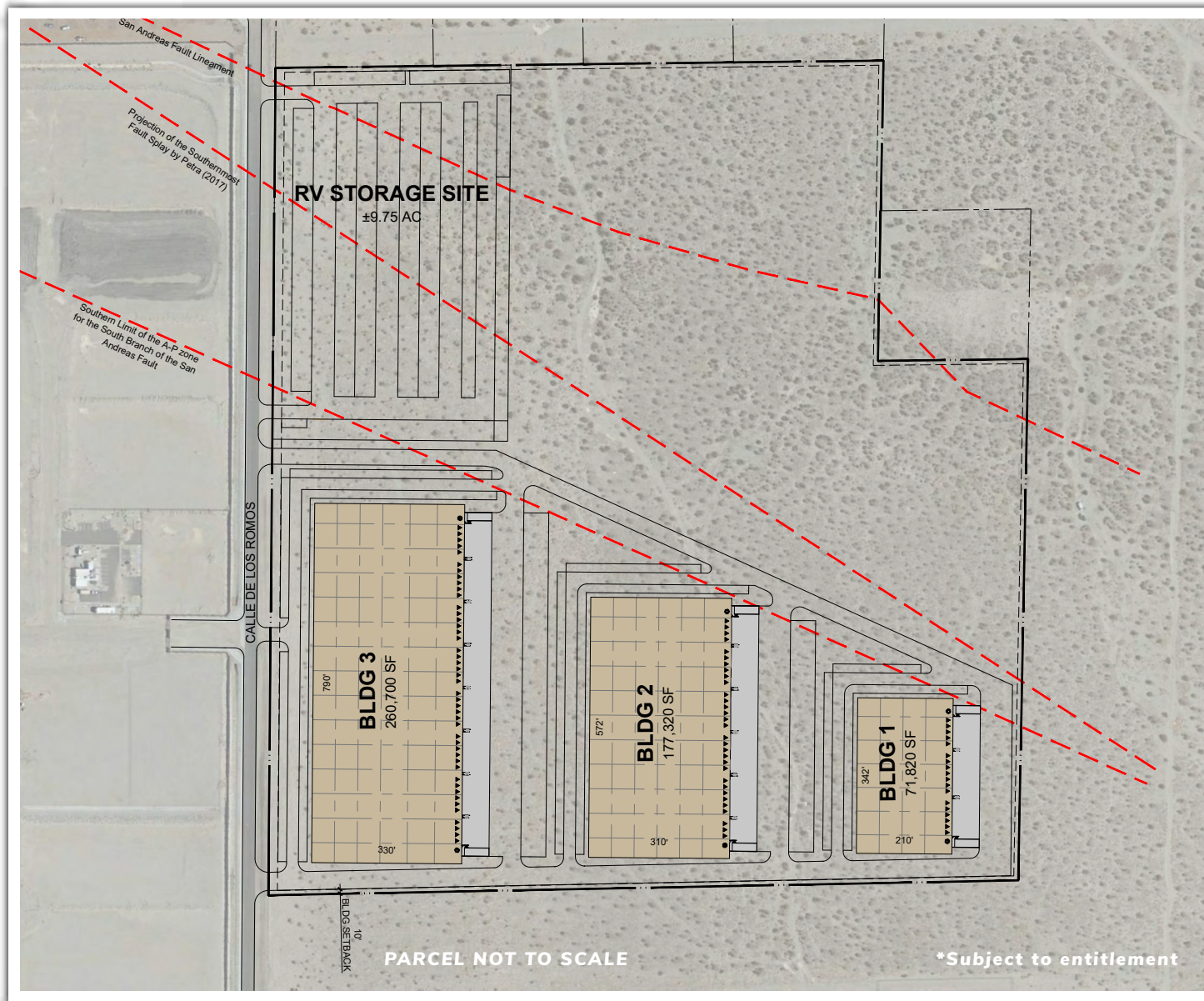
**±309,920 SF**

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**TOTAL: ±443,000 SF**

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# PROPOSED SITE PLAN



## OPTION D

**INDUSTRIAL BUILDINGS**

**±71,860 SF**

**+**

**±177,320 SF**

**+**

**±206,700 SF**

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**TOTAL: ±443,000 SF**

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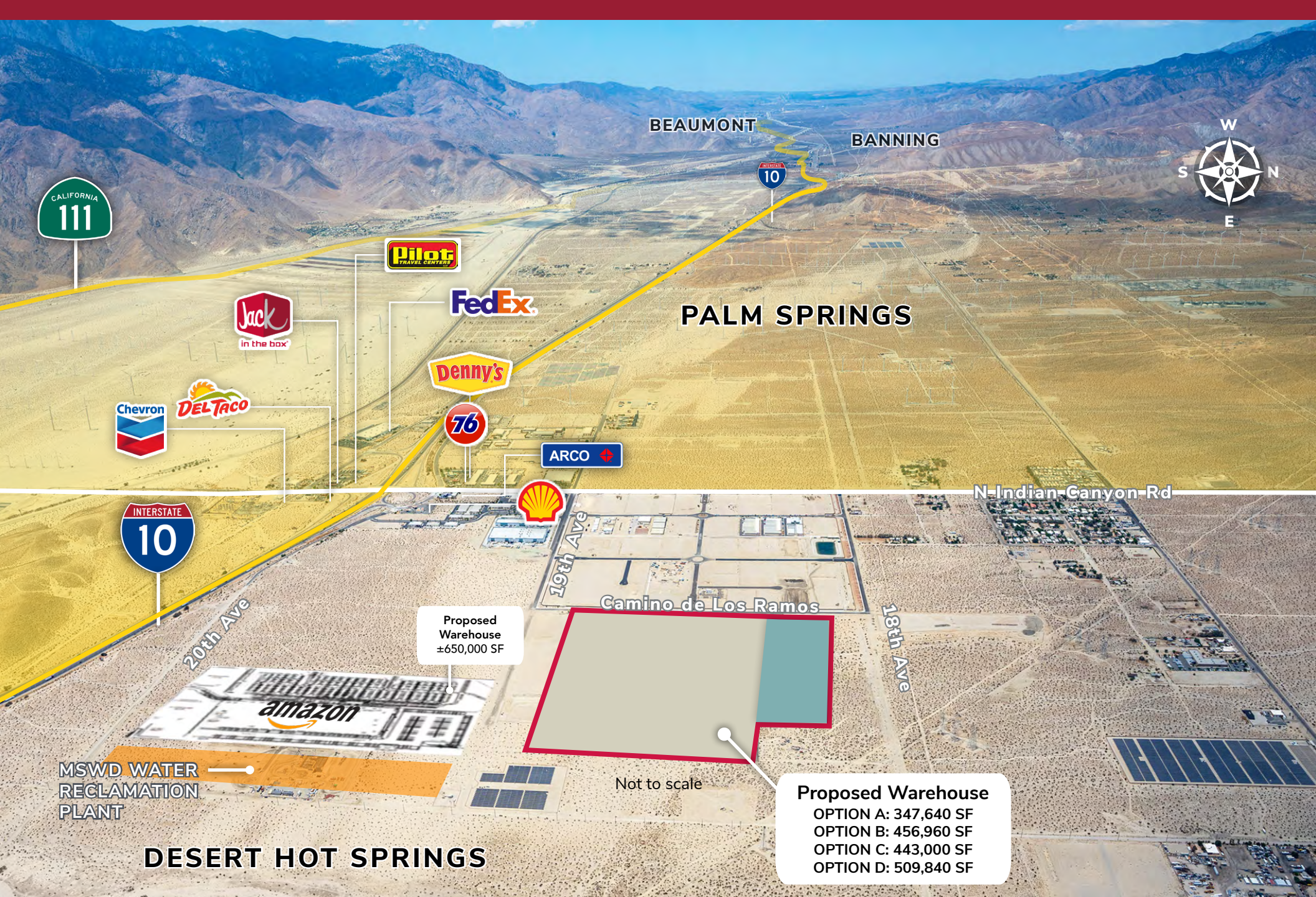


**Proposed Warehouse**

- OPTION A: 347,640 SF
- OPTION B: 456,960 SF
- OPTION C: 443,000 SF
- OPTION D: 509,840 SF







BEAUMONT

BANNING



CALIFORNIA  
111

INTERSTATE  
10

Pilot  
TRAVEL CENTERS

Jack  
in the box

FedEx

PALM SPRINGS

Denny's

Chevron

DEL TACO

76

ARCO

N-Indian-Canyon-Rd

INTERSTATE  
10



20th Ave

19th Ave

Camino de Los Ramos

18th Ave

Proposed Warehouse  
±650,000 SF



MSWD WATER  
RECLAMATION  
PLANT

Not to scale

**Proposed Warehouse**  
 OPTION A: 347,640 SF  
 OPTION B: 456,960 SF  
 OPTION C: 443,000 SF  
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DESERT HOT SPRINGS

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Walmart  
Palm Springs Airport

CIMARRON GOLF RESORT  
HILTON RESORT & GOLF  
ESCENA GOLF CLUB

PALM SPRINGS

CALIFORNIA 111



INTERSTATE 10

Proposed Warehouse  
±650,000 SF



amazon

I-10  
DISTRIBUTION CENTER  
DESERT HOT SPRINGS CA

MSWD WATER RECLAMATION PLANT

Proposed Warehouse  
OPTION A: 347,640 SF  
OPTION B: 456,960 SF  
OPTION C: 443,000 SF  
OPTION D: 509,840 SF

Jack in the box  
Pilot TRAVEL CENTERS  
76  
Denny's  
Chevron  
Shell  
ARCO  
FedEx

19TH AVE

18TH AVE

CALLE DE LOS ROMOS

INDIAN CANYON DRIVE

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 \(link\)](#)

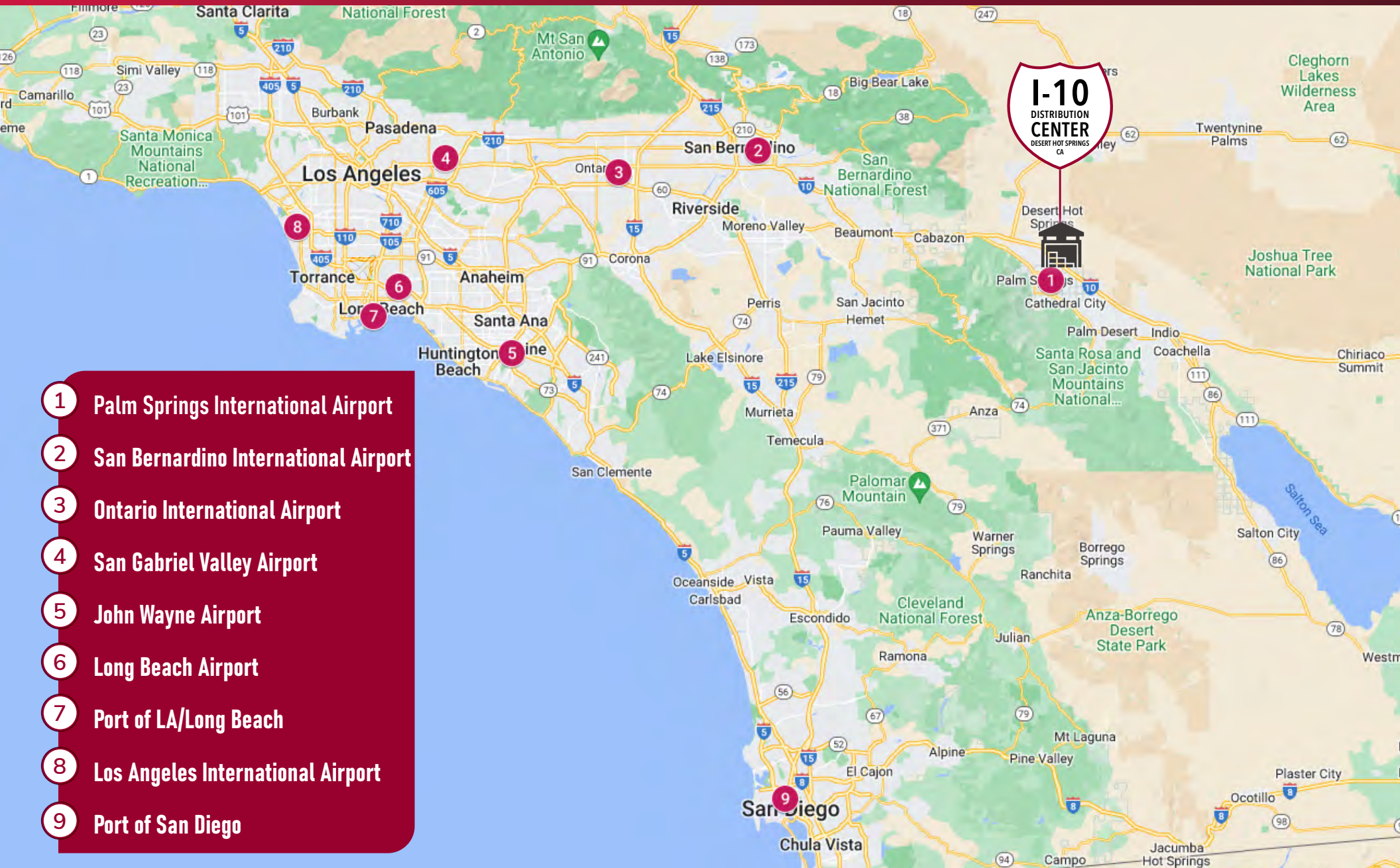
# REGIONAL LOCATION MAP

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

10 SALTON SEA

111



**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 THE HOME DEPOT

ALDI BED BATH & BEYOND Marshalls ROSS DRESS FOR LESS

Jack in the box Panera FedEx ULTA

Cane's LOWE'S STAPLES

Smart & Final Shell

4 **VONS** TARGET

BOYER'S! Tostitos STARBUCKS COFFEE

McDonald's TRADER JOE'S ANYTIME FITNESS

CVS The UPS Store ups

1 **Denny's** ARCO

Pilot TRAVEL CENTERS BROWN'S BBQ & SOUL FOOD

AMTRAK Chevron

2 **VONS** Walgreens

Pizza Hut McDonald's STARBUCKS COFFEE

WELLS FARGO KFC metro

The UPS Store ups

5 THE RIVER AT RANCHO MIRAGE

Yard House Bath Body Works

P.F. CHANG'S CHINA BISTRO BEAUFERRER

FIVE GUYS FAMOUS the old spaghetti factory

STARBUCKS COFFEE IN-N-OUT BURGER CVS

HOBBY LOBBY POLI

UB&T 76 WELLS FARGO



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ASSOCIATES

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