

152 ACRES INDUSTRIAL PARK LAND

AIRPORT BOULEVARD & HIGHWAY 111, THERMAL, CA



LISTING PRICE: \$17,000,000

Brian Ward
(760) 333-7878
CalDRE #01212003

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
LP

FULLY ENGINEERED AND RECORDED 71 LOT INDUSTRIAL PARK IN THE COACHELLA VALLEY

Located in a Federal Opportunity Zone just east of Amazon's new 650,000 SF distribution hub, this 152-acre industrial development opportunity offers developers or operators significant time and cost savings via completed and approved plans.

In the greater Palm Springs - Coachella Valley, this property offers easy access to Interstate 10 with Los Angeles and the Inland Empire to the west and Phoenix to the east. In addition, Expressway 86 offers access to the US/Mexico border to the south and excellent local access to the surrounding nine cities of this booming Southern California community.

PROPERTY:

- 152± gross acres; 71 recorded lots with APNs, from .75 Ac - 6.5 Ac that can be combined.
- Assessor's Parcel Numbers: 763-450-001 through 046, 763-460-001 through 021, 763-290-006 through 009
- 3 industrial zones for flexibility: Industrial Park (IP), Manufacturing Service Commercial (MSC), and Manufacturing Heavy, (MH).
- Unincorporated County of Riverside; City of Coachella Sphere of Influence
- Water/Sewer - Coachella Valley Water District
Electricity - Imperial Irrigation District
Gas - SoCal Gas

INVESTMENT HIGHLIGHTS

- Fully engineered, approved and recorded industrial park parcel map and subdivision improvement agreements.
- Approved plans for rough grading, streets, water, sewer, drainage, signal light at Airport Blvd. and more.
- Dual access via Airport Boulevard and State Highway 111
- Easy access to Interstate 10 and Expressway 86 to the US/Mexico border
- Located in a Federal Opportunity Zone
- Minutes from Amazon's new 650,000 SF distribution facility
- Adjacent to the Jacqueline Cochran Regional Airport

Brian Ward
(760) 333-7878
CalDRE #01212003



**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
LP

PARCELS

152 ACRE INDUSTRIAL PARK LAND

Airport Boulevard & Highway 111, Thermal, CA 92274



Brian Ward
(760) 333-7878
CalDRE #01212003

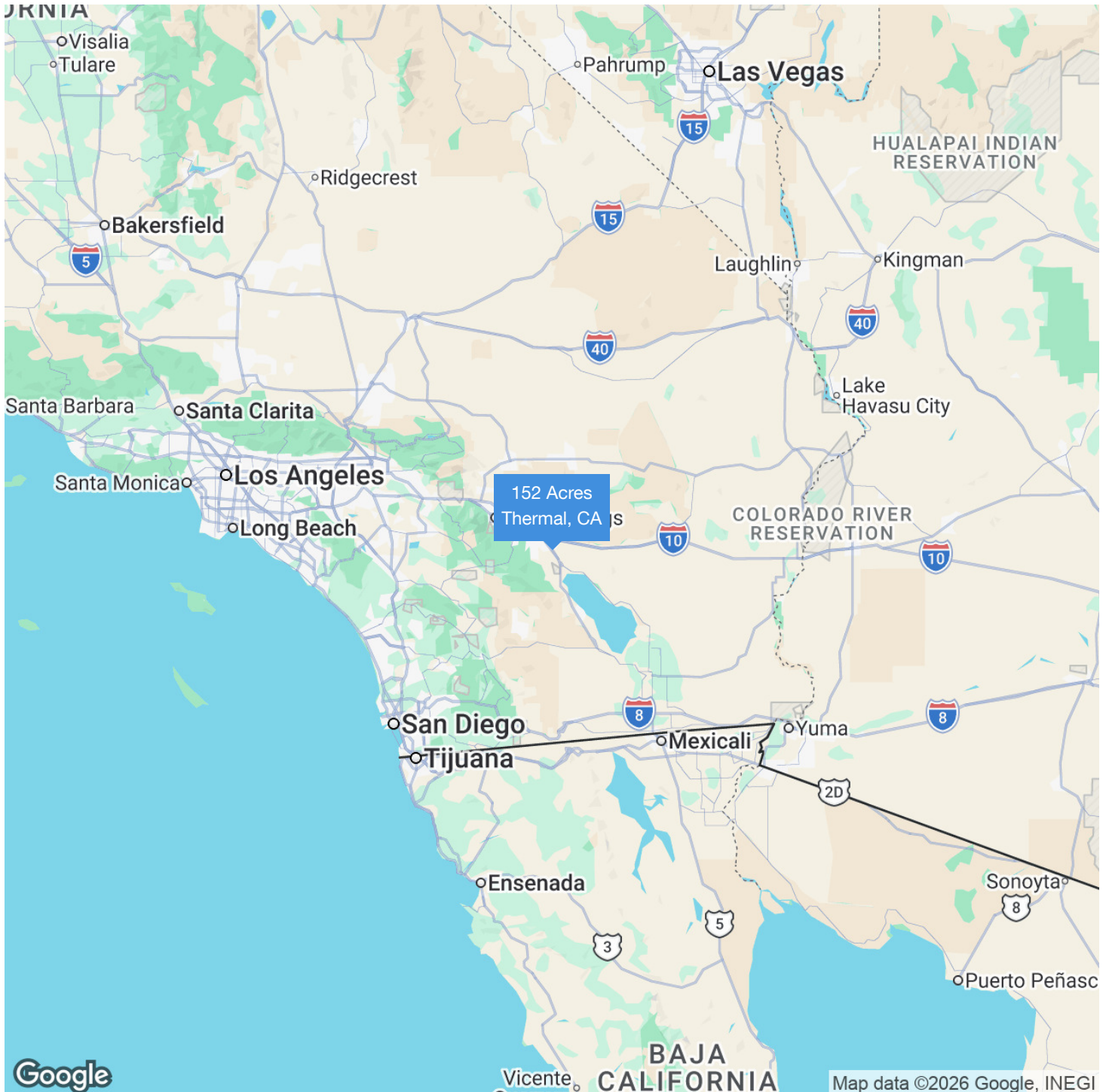


**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
LP

REGIONAL MAP

152 ACRE INDUSTRIAL PARK

Airport Boulevard & Highway 111, Thermal, CA 92274



Brian Ward
(760) 333-7878
CalDRE #01212003



**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
LP

SALE

152 ACRE INDUSTRIAL PARK
Airport Boulevard & Hwy 111 Thermal, CA 92274



BRIAN WARD

Senior Vice President

Direct: (760) 333-7878

Cell: (760) 333-7878

bward@cbclyle.net

CalDRE #01212003

Brian Ward
(760) 333-7878
CalDRE #01212003



**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
LP