



1.26 AC N 15TH AVE, DESERT HOT SPRINGS

ZONED INDUSTRIAL FOR CANNABIS CULTIVATION & MANUFACTURING



AVE 15 & W CABOT RD, DESERT HOT SPRINGS, CA

FEATURES

- One of the lowest priced parcels in the cannabis zone
- Desert Hot Springs is the #1 location in Southern California with over 1,400 acres zoned for unlimited cannabis cultivation, extraction, and manufacturing with CUP
- Ideally located next to Palm Springs and has close I-10 access to serve all of Southern California
- Located in the Desert Hot Springs Industrial Park

ASKING PRICE: \$175,000 (\$3.18/SF)

SOUTHERN CALIFORNIA



VICINITY MAP

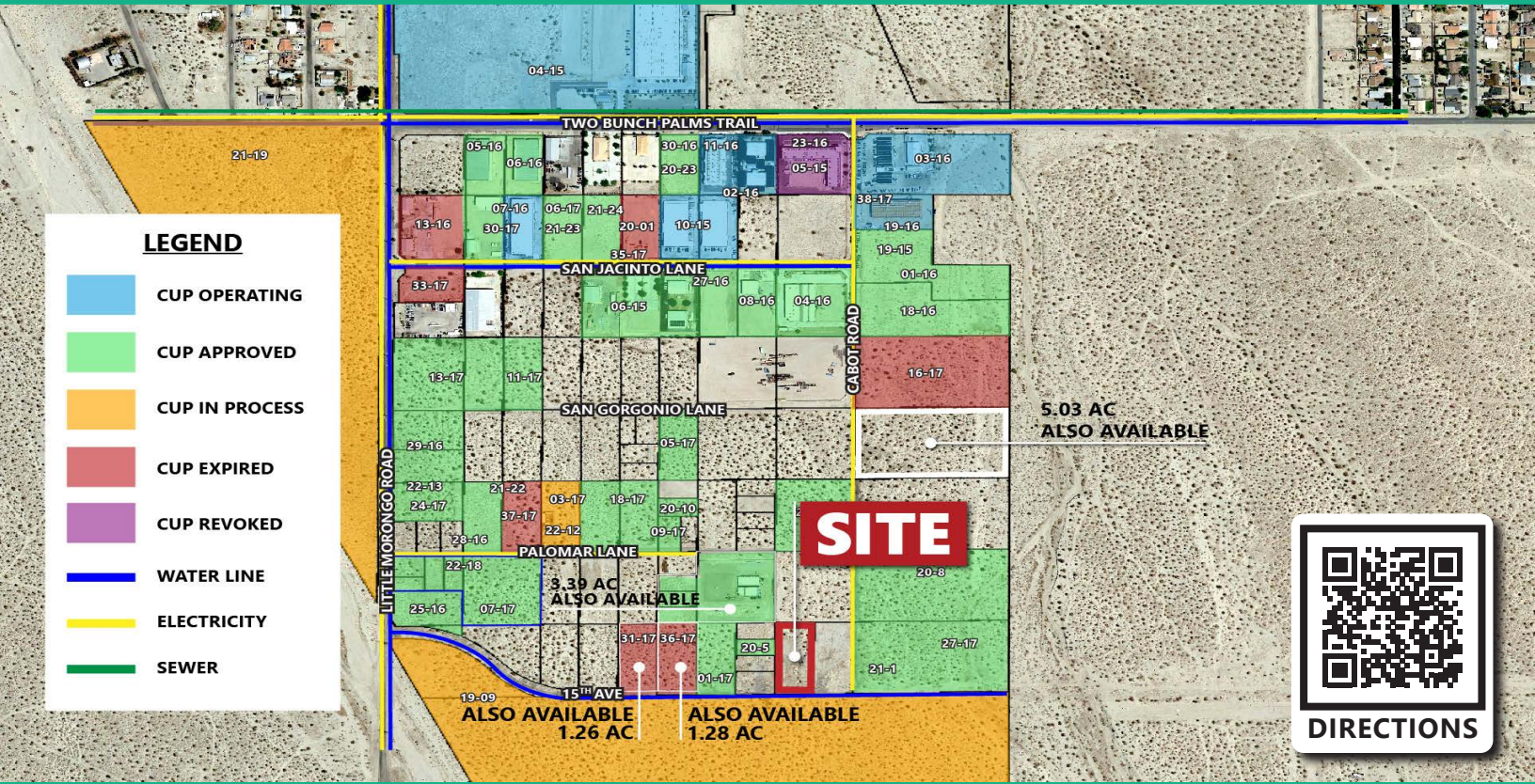


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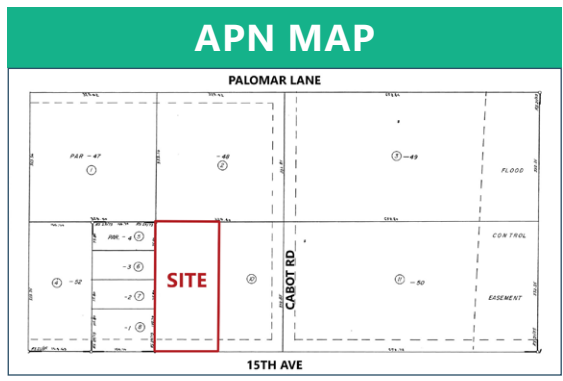
1.26 AC N 15TH AVE, DESERT HOT SPRINGS CUP/UTILITY MAP & SITE AMENITIES



Directions: 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 1000 feet in on the south side of Palomar Lane.

SITE AMENITIES

- **Location:** The property is located on the North side of 15th Ave, West of Cabot 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:** 665-070-009
- **Parcel Size (According to County Assessor's Information):** 1.26 Acres
- **Utilities:**
Water on 15th Ave
Electricity on Cabot Rd, 165 ft away
- **Highest & Best Use:** Light Industrial or Cannabis Cultivation & Manufacturing
- **Flood Zone:** 100 Year Zone
- **Earthquake Fault Zone:** No
- **Topography:** Flat
- **Multi-Species:** No
- **Terms:** Cash



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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.