



.29 AC N 15TH AVENUE, DESERT HOT SPRINGS

ZONED INDUSTRIAL FOR CANNABIS CULTIVATION & MANUFACTURING



N 15TH AVENUE & W CABOT RD, DESERT HOT SPRINGS, CA

FEATURES

- 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 convenient I-10 access to serve all of Southern California
- Located in the Desert Hot Springs Industrial Park
- No city manufacturing tax

ASKING PRICE: \$75,000 (\$5.93/SF)



VICINITY MAP



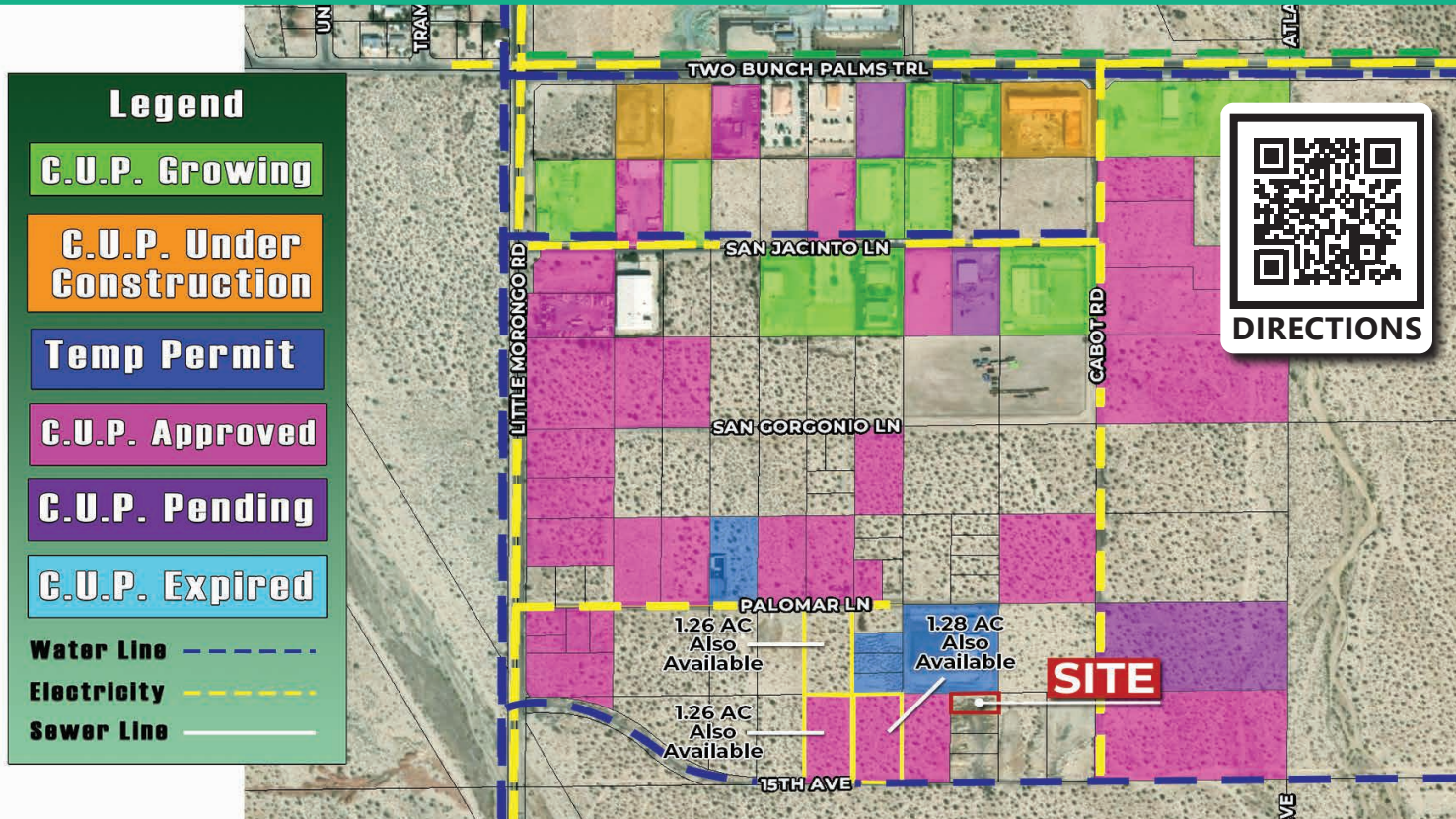
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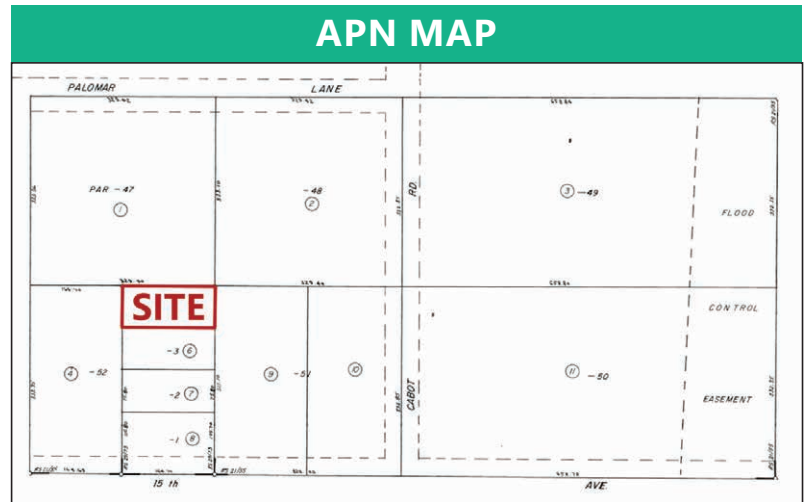
AERIAL & SITE AMENITIES



Directions: From I-10 traveling east, take exit 120 onto Indian Canyon Dr. and take a left (north). Travel 1 ¼ miles and turn right (east) onto Dillon Rd. Travel 1 mile and turn left (north) onto Little Morongo Rd. In 1 mile, turn right onto 15th Avenue. The property is 1,585 FT in and 260 FT north of 15th Avenue.

SITE AMENITIES

- **Location:** The property is located on the north side of 15th Avenue and approx. 400 ft west of Cabot Rd. in the city of Desert Hot Springs
- **Zoning:** I-L (Light Industrial)
- **General Plan:** I-L (Light Industrial)
- **APN:** 665-070-005
- **Parcel Size:** .29 acre
- **Parcel Dimensions:** 70' x 161'
- **Utilities:**
Water: 15th Avenue
Electric: Cabot Rd/15th Avenue
- **Highest & Best Use:** Cannabis Cultivation & Manufacturing
- **Flood Zone:** 100 Yr Zone
- **Earthquake Fault Zone:** No
- **Topography:** Flat
- **Elevation:** 954 FT
- **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.