

218 ACRE INDUSTRIAL PARK

EXPRESSWAY 86 JUST OFF I-10, COACHELLA
INLAND EMPIRE



HIGHWAY 111 & AVE 54, COACHELLA - RIVERSIDE COUNTY, CA

FEATURES

- Approximately 105.75 acres remaining of the original 218-acre industrial park
- Fully improved parcels include roads, water, sewer, gas, and electricity (Buyer to verify capacity)
- Easy access to I-10 & Expressway 86
- In the Opportunity Zone presenting tremendous potential tax benefits
- Close proximity to Jacqueline Cochran Regional Airport, which is currently reviewing RFP's for adding commercial and cargo services to the already-bustling facility
- Adjacent to rail
- 15 million people within 150 miles
- Join Coca-Cola Distributing, Fulton Distributing, Ernie Ball Guitars, Double Date, Anthony Vineyards, Ocean Mist, and many others



VICINITY MAP

[Click to view property video](#)

PRICE: \$18,500,000 (\$4/SF)


Desert Pacific
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RANCHO COACHELLA BUSINESS CENTER
INLAND EMPIRE



BUSINESSES IN RCBC:



FULTON DISTRIBUTING



COCA COLA



ERNIE BALL GUITARS

Directions: From I-10, take Expressway 86 south to Avenue 52. Turn right (west) on Avenue 52 to Enterprise Way. Take Enterprise Way left (south) to the site.

SITE AMENITIES

- **Zoning:** M-H (Heavy Industrial)
- **General Plan:** IL - Light Industrial
- **Current Use:** Master-Planned Business Park
- **Utilities:** Electricity: Enterprise Way & Ave 54
Water: 12" line in Enterprise Way; 12" line in Ave 54
Sewer: 12" line in Enterprise Way; 15" line in Ave 54
Gas: 3" line in Enterprise Way; 4" line in Ave 54
- **Studies:** Phase 1 Environmental Report, Alta Survey, Soils, Draft Design Guidelines, CC & R's.
- **Opportunity Zone:** Yes
- **Location Overview:** Coachella is a business-friendly city situated in a regional marketplace of more than 21 million customers, with rail service, airports, and access to commercial shipping and cargo. Easy access to the nationwide east-west Interstate 10 corridor, 86 Expressway, and three airports; Palm Springs International Airport, Bermuda Dunes Airport, and the nearby Jacqueline Cochran Airport. Coachella is two hours from Los Angeles and San Diego, three and a half hours from Phoenix, and four hours from Las Vegas.

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

TRAVEL TIME

I-10 Freeway:	3 minutes	3 miles
Expwy 86:	1 minute	.9 miles
Airport:	3 minutes	2 miles
O.C.:	1.5 Hours	103 miles
San Diego:	1.75 Hours	95 miles
Los Angeles:	2 Hours	120 miles
Phoenix:	3.5 Hours	245 miles
Las Vegas:	4.1 Hours	253 miles
Mexicali:	1.2 hours	96 miles

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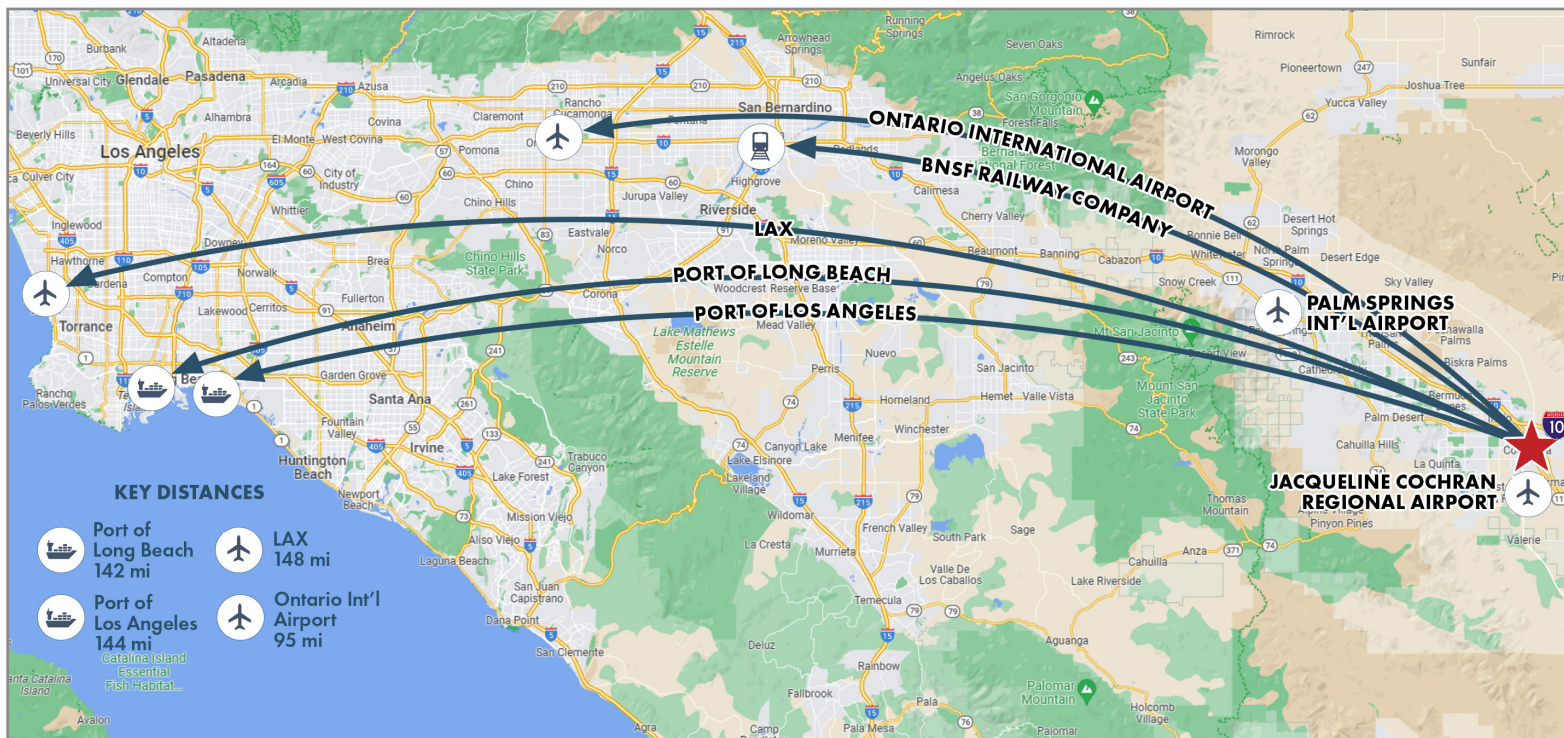
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REGIONAL MAP



INLAND EMPIRE

The Inland Empire, consisting of Riverside and San Bernardino Counties in Southern California, has emerged as a critical nexus for the Transportation, Distribution, and Logistics (TDL) or goods movement sector. At the confluence of port-bound freeways and rail spurs along the eastern edge of Los Angeles' sprawl, the Inland Empire is ideally situated for the TDL and warehousing markets.

About 40% of all containers entering the U.S. from Asia are handled by the ports of L.A. and Long Beach. More than 37,000 heavy and tractor-trailer truck drivers based in the Inland Empire haul that cargo to rails and warehouses scattered across Riverside and San Bernardino Counties' 27,000 square miles, which is double the land area of the next largest metropolitan area, Phoenix-Scottsdale in Arizona.



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CALIFORNIA COMPETES



The California Competes Tax Credit (CCTC) is an income tax credit available to businesses that want to locate in California or stay and grow in California.

Businesses of any industry, size, or location compete for over \$180 million in available tax credits by applying in one of three application periods each year. Applicants will be analyzed based on fourteen different factors of evaluation, including number of full-time jobs being created, amount of investment, and strategic importance to the state or region.

For More Information Please Visit:

<https://business.ca.gov/california-competes-tax-credit/>

CALIFORNIA GO-BIZ

The Governor's Office of Business and Economic Development (GO-Biz) serves as the State of California's leader for job growth, economic development, and business assistance efforts. There are a range of no-cost consultation services offered to business owners, including: attraction, retention and expansion services, site selection, permit assistance, regulatory guidance, small business assistance, international trade development, assistance with state government, and more.

For More Information Please Visit:

<https://business.ca.gov/about/about-go-biz/>



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