

# Morongo Industrial Park - 27,748 SF

Includes 3 Temporary State Cannabis Cultivation Licenses and City Permits

**Available May 15th**



**15-870 Little Morongo Road • Desert Hot Springs, CA**

## **FEATURES:**

- 27,748 sf Energy Efficient Free Standing Building
- Includes Medium-Indoor Cultivation License, Type 7 - Volatile Manufacturing License, Distribution License and City Permits
- No Manufacturing Tax in Desert Hot Springs
- Private high security development with 24/7 armed gate guard
- Engineering building offering:
  - Refrigerator type insulated wall and roof panels
  - 3 Phase/480V high output power - 2,600 amps
  - Solar panel ready roof systems
  - Offices with built in security rooms
  - Tall clearance height
  - Armed guard service & security lighting/cameras
- Agricultural Rates from SCE for Cultivation



**ASKING PRICE: \$5,195,000 (\$187 SF)**

DISCLAIMER: The information above 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. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only, and do not represent the current or future performance of the property.

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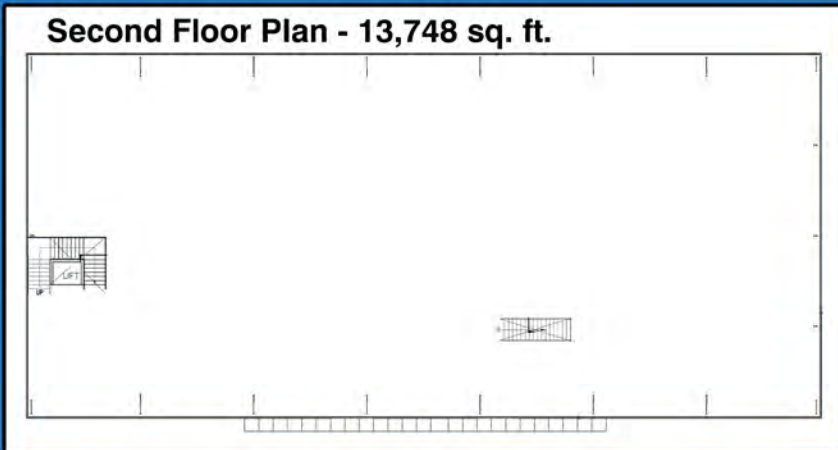
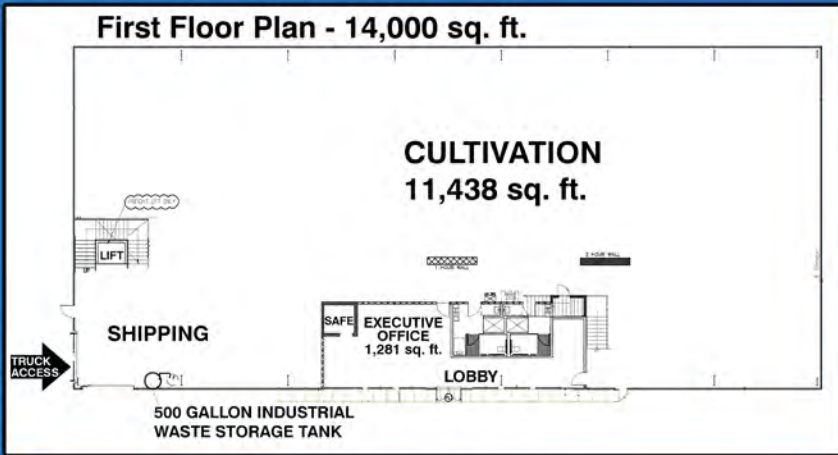
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# Floor Plan



## Project Overview

Morongo Industrial Park is a state of the art project developed to offer the ultimate business environment for cannabis cultivation / manufacturing. The park has an approved Conditional Use Permit for unlimited cultivation, manufacturing/processing & distribution, & meets all requirements for California state cannabis business licensing. The business park provides the ultimate opportunity for a business owner to own & operate their own cannabis facility without the expense or timely process of developing & building on raw land.

## Buildings Include

- R25 Wall Insulation
- R41 Roof Insulation
- Heavy Power
- Fire Sprinklers
- City Utilities
- Solar Power Ready
- Finished Interior Wall Panels
- Large Offices w/ Security Vault
- Industrial Elevators
- 12' Truck Doors

## Site Amenities

- **Location:** 15-870 Little Morongo Road is located on the east side of Little Morongo Road in the city of Desert Hot Springs.
- **Land Use Zoning:** I-L (Light Industrial, allows cultivation, manufacturing & distribution)
- **APN:** a portion of 665-080-013
- **Utilities:** Electric - Southern California Edison - 2,600 amps
- **Earthquake Fault Zone:** No
- **Flood Zone:** Yes - 100 Year
- **Highest and Best Use:** Cannabis Cultivation, Manufacturing and Distribution
- **POA:** \$4,938 (estimated cost monthly - includes security)
- **Comments:** Temp. Cannabis Cultivation License - Medium Indoor, TAL18-0010481 (pending); Temporary Manufacturing License - Type 7: Volatile Solvent Extraction, CDPH-T000021777 (pending); Adult-Use Distributor Temporary License, C11-18-000876-TEMP (exp. 7/21/19)
- **Directions:** From I-10 traveling east exit Indian Canyon Drive 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 Road, take a left (north) on Little Morongo Road and travel 1/2 mile. The property will be on your right (east).

