

Southern California Cultivation Park

Condo For Sale/Lease - 10,790 sq. ft.

Conley Greenhouse for Cultivation

Desert Pacific
PROPERTIES, INC.
CANNABIS REAL ESTATE



Move In
December
2019!



13-310 Little Morongo Rd., • Desert Hot Springs

FEATURES:

- Greenhouse Condo - 10,790 s/f
- Conley's Gable Series 7500LD - a fully integrated automated commercial light deprivation growing system
- Climate Control - with Evaporative Cooling and Heating Systems
- Approved CUP 02-15
- 10,790 s/f Gutter connected Greenhouses - 41 1/2 ft x 130 ft each
- **LEASE RATE:**
Greenhouse - \$3.00 s/f nnn (no TI allowance)
Indoor Grow Shell - \$2.50 s/f nnn (\$20 TI allowance)
- **ASKING PRICE:**
Greenhouse - \$210 s/f
Indoor Grow Shell only - \$175 s/f
Phase 4 Fully Improved Lot - \$1,000,000



For Additional Information
Call 800-377-8441 or
www.conleys.com



For further information, please contact:

Snider
revised 7/3/19KJ

Paula Turner
(760) 578-6564
paula@dppllc.com
CalBRE License # 00702492

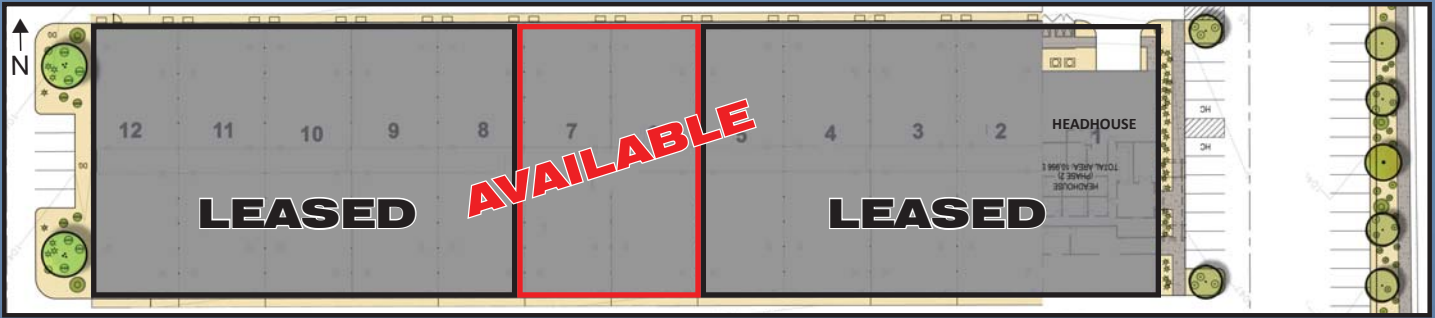
(760) 360-8200

Rebecca Ramirez
(760) 333-7170
rebecca@dppllc.com
CalBRE License # 02050799

77-933 Las Montanas Rd. | Suite 101 | Palm Desert CA 92211
CalCannabisRealtors.com We Help You GROW!

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Phase 3 - Greenhouse



Site Amenities:

- **Location:** The property is located at 13-310 Little Morongo Rd (east side) in the city of Desert Hot Springs.
- **Land Use Zoning:** I-L (Light Industrial, allows cultivation & manufacturing)
- **APN:** 663-270-004
- **Utilities:** All utilities to site
Electric - Southern Cal Edison - 4,000 AMPS each 70,000 s/f building
- **Highest and Best Use:** Cannabis Cultivation & Manufacturing
- **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 3/4 miles. The property is on your right.

Building Features:

- Power - 4,000 amps each building
- Greenhouse Section Dimensions 41 1/2 ft x 130 ft 5,395 s/f each
- Height - 14 ft. under gutter
- Sidewall/End wall - Corrugated Steel below gutter, Polycarbonate above gutter
- Roof - A Frame Corrugated Polycarbonate (solar soft) outside UV treated to allow maximum light diffusion
- Column spacing - 10 ft.
- Engineered for 130 mile wind load
- Evaporative Cooling System w/ Automated Roll Up Curtain
- Retractable Shade System with control panel
- Light Deprivation System - flat internal retractable blackout system
- Loading Dock - 10' x 14'

Each 5,395 s/f Greenhouse Section Includes:

- Mechanical Ventilation - 4 exhaust Fans, 1 Upper Gable Exhaust Fan
- Heat - 2 Modine propane fired unit heater

