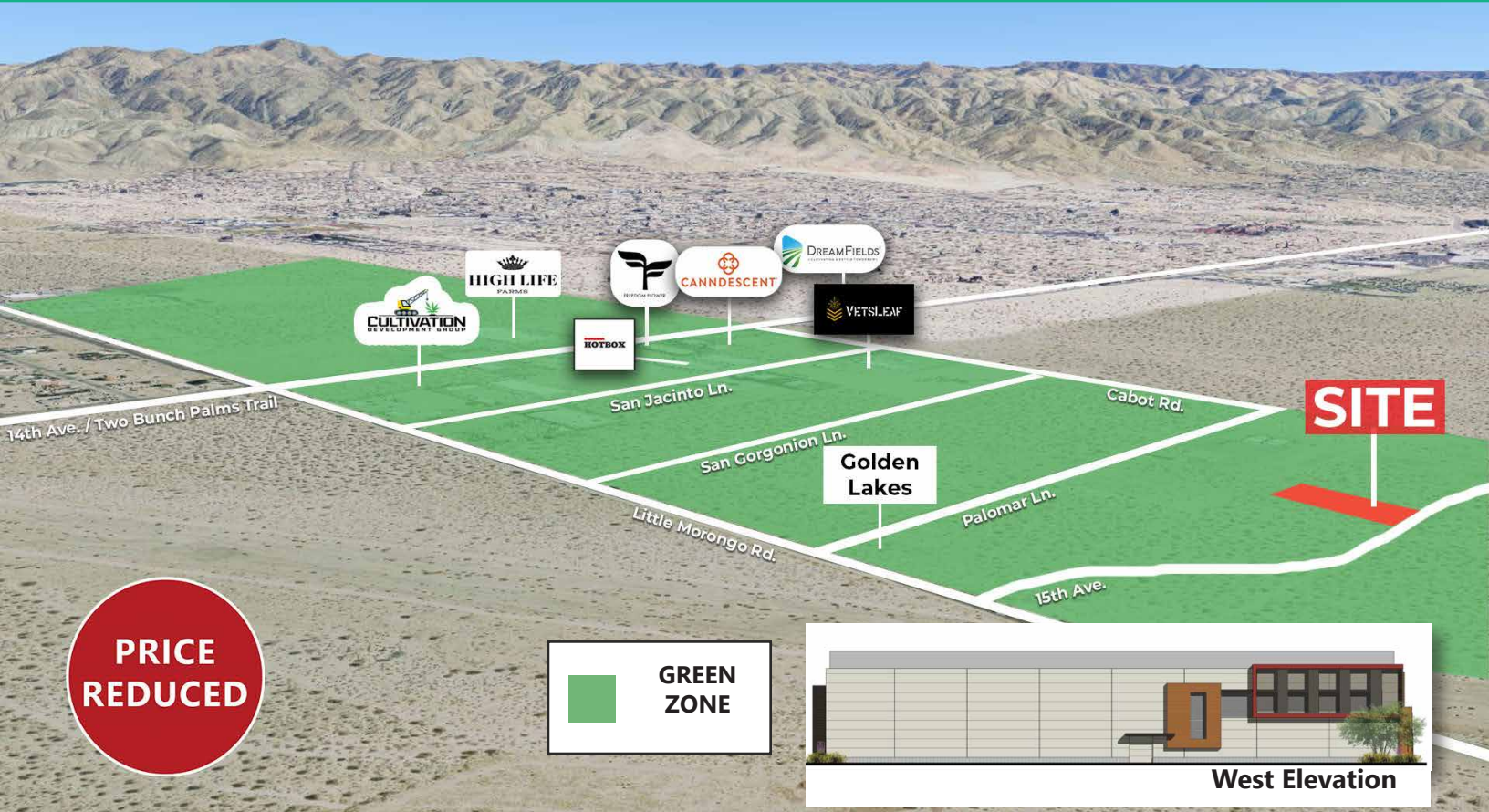




# REDSHIELD CULTIVATION

1.26 AC WITH EXPIRED CUP & BUILDING PLANS FOR 35,777 SF FACILITY



**N 15TH AVE & E LITTLE MORONGO RD, DESERT HOT SPRINGS**

## FEATURES

- Expired CUP 31
- Proposed project consists of a 35,777 SF 2-story cantilever building:
  - Office / Administration: 2,463 SF
  - Cultivation: 29,215 SF
  - Processing: 4,099 SF
- No Manufacturing Tax in Desert Hot Springs
- Desert Hot Springs Industrial Park

**ASKING PRICE: \$180,000 (\$3.27/SF)**  
**REDUCED FROM: \$349,000 (\$6.36/SF)**



**VICINITY MAP**



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# PROPOSED DEVELOPMENT

## AERIAL AND SITE PLANS

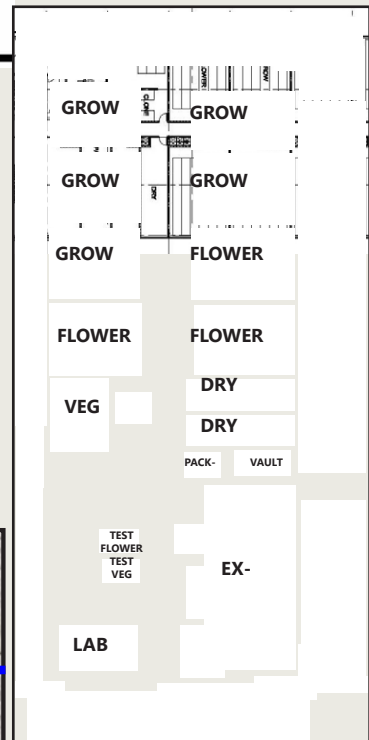
**Directions:** From I-10 traveling east exit Indian Canyon Dr. and take a left (north). Travel 1 1/4 miles to Dillon Rd., turn right (east) on Dillon Rd. Travel 1 mile to Little Morongo Rd., take a left (north) on Little Morongo Rd. and travel 1 mile to 15th Ave. Turn right (east) on 15th Avenue. Property is approx. 971 feet in on the north side of 15th Avenue.



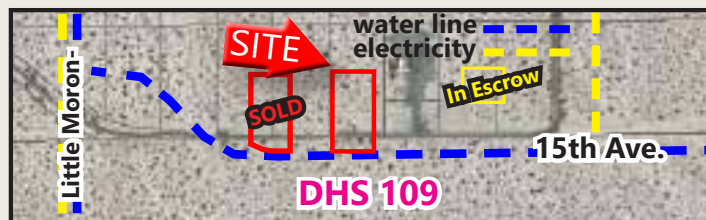
**SOUTH ELEVATION**

### SITE AMENITIES

- **Zoning:** I-L (Light Industrial)
- **General Plan:** I-L
- **APN:** 665-050-018
- **Parcel Size (According to County Assessor's Information):** 1.26 Acres (155'x333')
- **Utilities:** Electrical on Little Morongo Rd.  
Water on 15th
- **Current Use:** Vacant Land
- **Highest and Best Use:** Cannabis Cultivation
- **Earthquake Fault Zone:** No
- **Multi-Species:** No
- **Flood Zone:** Yes, 100 year zone
- **Topo:** Flat
- **Terms:** Cash; Submit proof of funds with offer
- **Comments:** Call office for a complete due diligence package.



**SECOND FLOOR**



**UTILITY MAP**

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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.