



CABOT INDUSTRIAL PARK

CUP APPROVED FOR (4) 11,520 SF BUILDINGS ON 2.47



WEST CABOT ROAD & NORTH OF DILLON RD, DESERT HOT SPRINGS, CA

FEATURES

- CUP Approved for (4) 11,520 SF Free Standing Cannabis Building totaling 46,080 SF
- Only 290' from Water and Electric on Dillon Rd
- Cannabis friendly city with no manufacturing tax
- Agriculture rates from SoCal Edison for Cultivation
- Technical studies complete including Biological, Cultural, Paleontological, Environmental, Hydrology, Geotechnical, Air Quality and more. ISMND completed and accepted.
- Ideally located next to Palm Springs and had close I-10 access to serve all of Southern California

ASKING PRICE: \$499,000 (\$4.63/SF)



VICINITY MAP



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AERIAL & SITE AMENITIES



Directions: From I-10 traveling east, exit on 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 Cabot Rd (unpaved). The property is on the left (west) side of Cabot Road and 286 feet north of Dillon Road

SITE AMENITIES

- **Location:** The property is located on the west side Cabot Rd just 286 FT north of Dillon Rd.
- **Zoning:** I-L (Light Industrial) Allows: Cannabis Cultivation & Manufacturing
- **APN:** 665-120-029
- **Parcel Size** (According to County Assessor's Information): 2.47 acres
- **Parcel Dimensions:** 316' x 320'
- **Utilities:**
Electric: On Dillon Rd (Southern CA Edison)
Domestic Water: On Dillon Rd (CVWD)
Sewer: No
- **Entitlements:** CUP 22-4 Expires ____
- **Highest & Best Use:** Cannabis Cultivation & Manufacturing
- **Flood Zone:** 500 Year Zone
- **Earthquake Fault Zone:** No
- **Topography:** Flat
- **Elevation:** 585 FT
- **Multi-Species:** No
- **Terms:** Cash

AVAILABLE STUDIES & PLANS

- Building Renderings
- Site Plan
- Grading Plan
- Energy, Biological, Cultural, Hydrology, Environmental, WQMP, Noise, & PRA Reports

Call Listing Office for Complete Set of Studies & Plans

(4) 11,520 SF BUILDING RENDERING



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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.