

1 AC INDUSTRIAL LAND ZONED FOR CANNABIS CULTIVATION



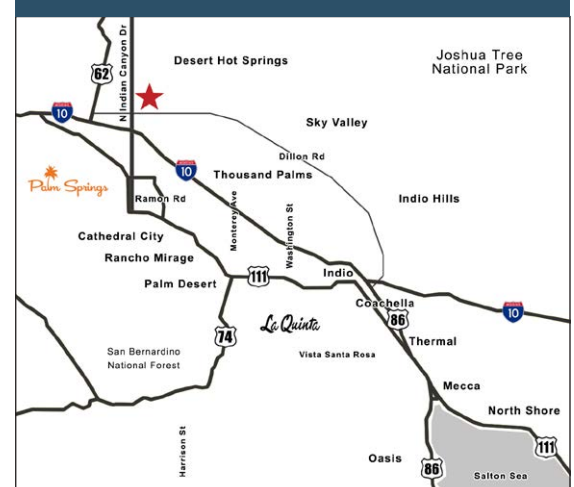
LITTLE MORONGO RD, DESERT HOT SPRINGS, CA

FEATURES

- 1 acre of industrial land 1/2 mile North East of proposed 3.4M SF Amazon Warehouse
- Ideally located next to Palm Springs and has convenient I-10 access to serve all Southern California
- Located near Coachillin' Cannabis Park, the largest master-planned industrial cultivation and ancillary canna-business park in the United States
- No Manufacturing Tax in the City of Desert Hot Springs
- Desert Hot Springs is the #1 location in Southern California with over 1,500 acres zoned for unlimited cannabis cultivation, extraction, and manufacturing with CUP

ASKING PRICE: \$130,000 (\$2.98/SF)

COACHELLA VALLEY



VICINITY MAP



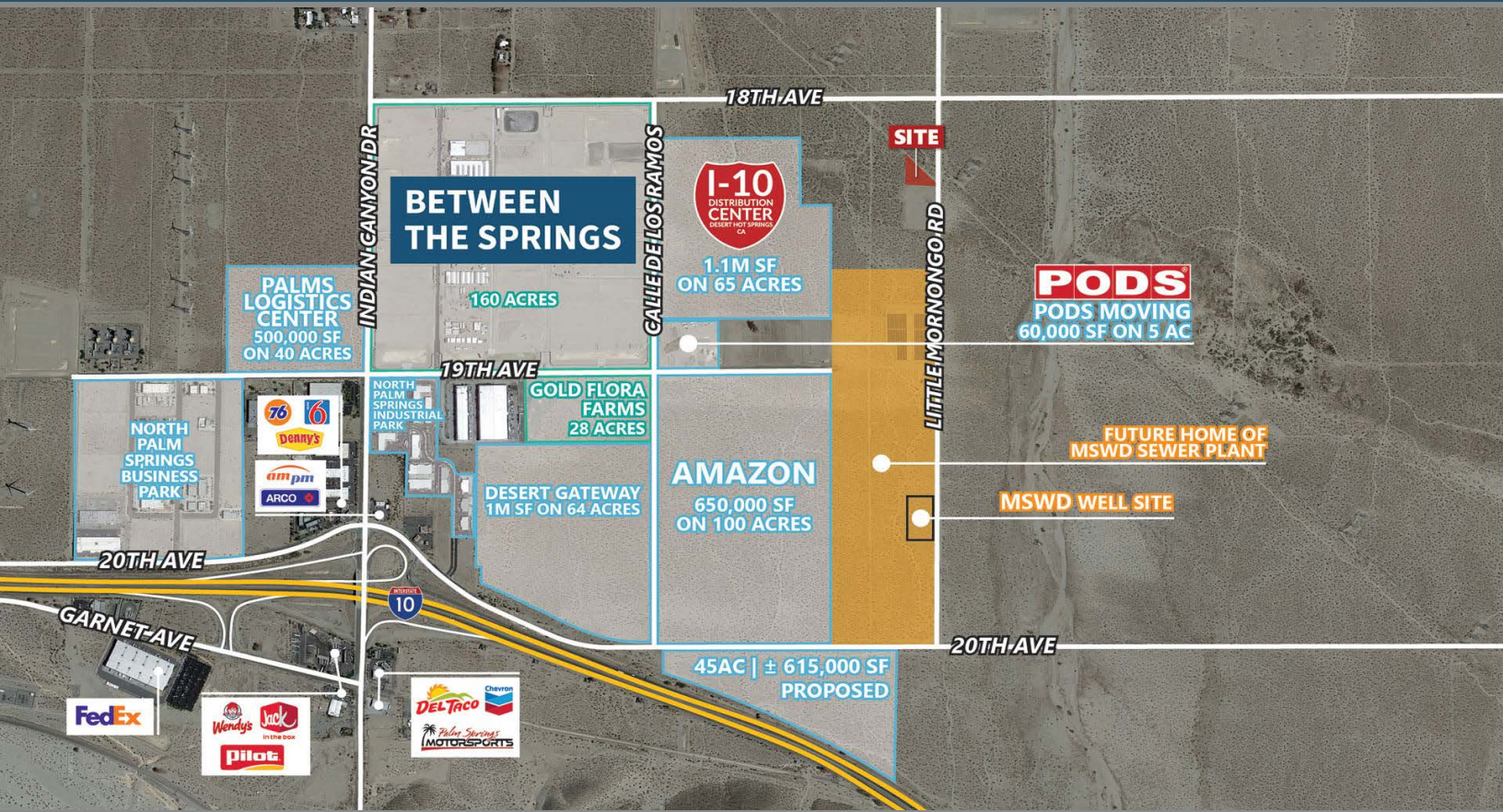
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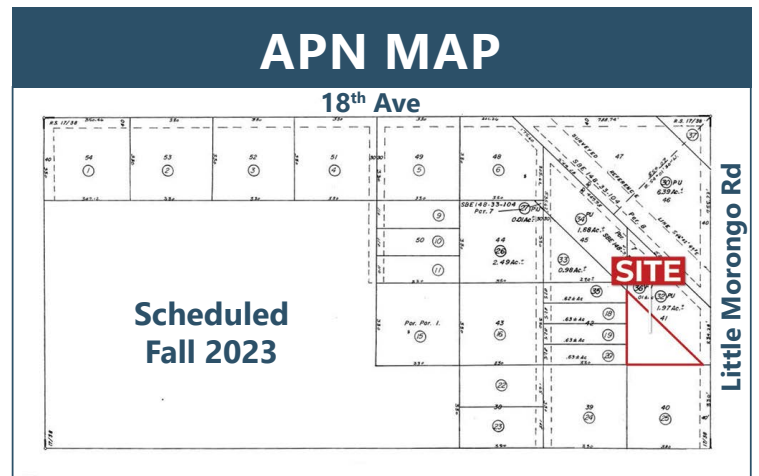
1 AC INDUSTRIAL LAND

DESERT HOT SPRINGS, CA



SITE AMENITIES

- **Location:** The property is located on the south side of 18th Avenue & west of Little Morongo Rd in the City of Desert Hot Springs
- **Zoning:** I-L (Light Industrial)
- **Allows:** Cannabis Cultivation & Manufacturing, Warehouse, Storage
- **General Plan:** I (Industrial)
- **APN:** 666-350-031
- **Parcel Size (According to County Assessor's Information):** 1 AC
- **Utilities:**
Electric: Little Morongo
Water: Little Morongo
Sewer: Sewer line under construction
- **Highest & Best Use:** Cannabis Cultivation or Industrial
- **Flood Zone:** Yes, 500 Year Zone
- **Topography:** Flat
- **Terms:** Cash
- **Comments:** In an area of rapid growth and an excellent location for logistics



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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.