



33.72 AC ZONED INDUSTRIAL FOR CANNABIS PRODUCTION DESERT HOT SPRINGS, CA

**PRICE
REDUCED**



SWC TWO BUNCH PALMS & LITTLE MORONGO RD, DESERT HOT SPRINGS

FEATURES

- 33.72-Acre Industrial Land Parcel
- One of The Only Large Industrial Parcels on the Market in Desert Hot Spring
- CUP (In Process) to Build (3) Cannabis Buildings Approximately 50,000 SF Each on Approximately 3.5 Acres of the Total 33.72 Acres
- Located on the Southwest corner of Two Bunch Palms and Little Morongo Rd, Which is a Highly Visible and Easily Accessible to the I-10 Freeway
- Desert Hot Springs is a "Business Friendly" City – Average 10-Day Turnaround on Plan Check with No Cannabis Manufacturing Tax
- 650,000 SF Amazon facility approved 2.5 miles south of site

ASKING PRICE: \$2,800,000 (\$1.90/SF)
REDUCED FROM: \$3,672,107 (\$2.50/SF)



VICINITY MAP



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33.72 ACRE CANNABIS BUSINESS OPPORTUNITY

SITE AMENITIES/PROPOSED BUILDING RENDERINGS



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 left (west).

SITE AMENITIES

- **Location:** Located in the Heart of the Cannabis Zone at the Southwest Corner of Two Bunch Palms & Little Morongo Rd
- **Zoning:** I-L (Light Industrial, Allows Cultivation, Manufacturing & Distribution)
- **General Plan:** Industrial
- **APN:** 666-040-020
- **Parcel Size (According to County Assessor's Information):** 33.72 Acres
- **Parcel Dimensions:** 1,247' (TwoBunch) x 2,236' (LMR) x 2,530'
- **Utilities:** To the Property
Water & Sewer: Mission Springs Water Districts
Electricity: Southern California Edison
- **Current Use:** Vacant Land
- **Highest & Best Use:** Cannabis Cultivation, Manufacturing and Distribution
- **Earthquake Fault Zone:** No | **Flood Zone:** 100 Year
- **Terms:** Cash, Financing available at 50% down, carry 3 years at 8%
- **Comments:** Call office for complete due diligence package

PROPOSED BUILDING RENDERINGS



STUDIES COMPLETED

- Geotechnical Investigation
- Infiltration Testing for On-Site Storm Water Retention
- Biological Resource Assessment
- Historical/Archaeological Resources Survey Report

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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.