

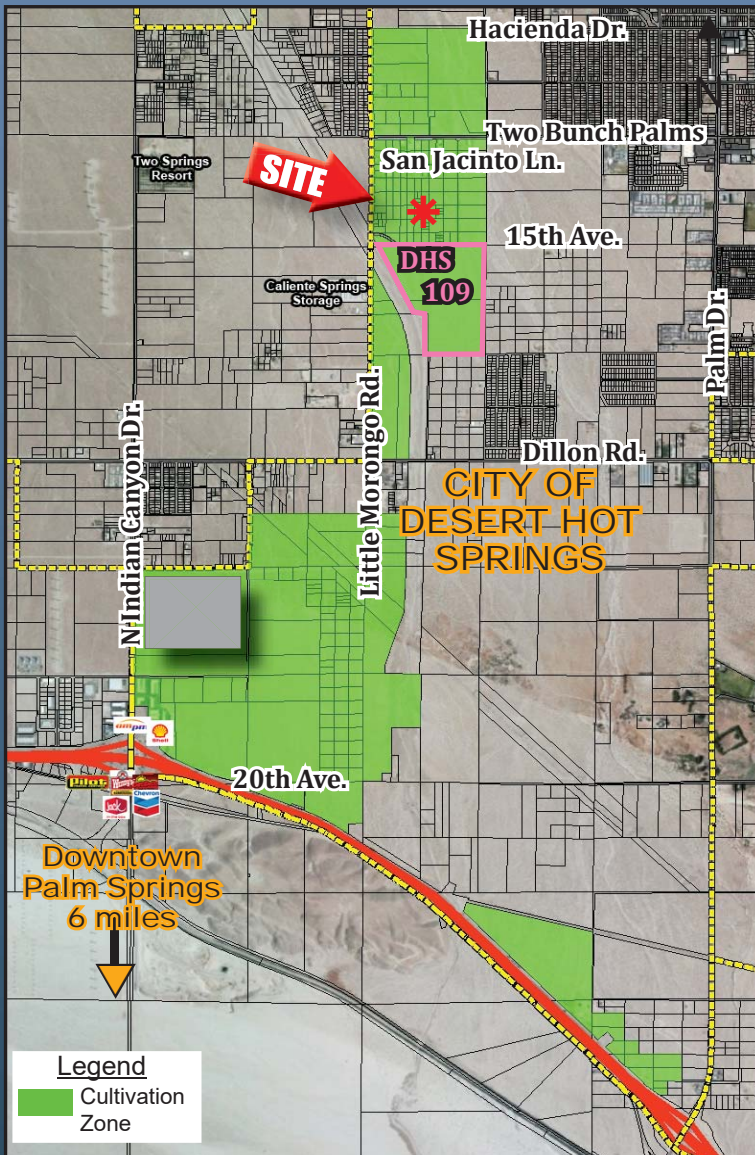
0.29 acre N Palomar Lane Zoned Industrial for Cultivation

Desert Hot Springs, CA



FEATURES:

- Desert Hot Springs is the #1 location in Southern California with over 1400 acres zoned for unlimited cannabis cultivation, extraction and manufacturing with CUP
- Ideally located next to Palm Springs and has convenient I-10 access to serve all of Southern California.
- Located in the Desert Hot Springs Industrial Park
- No city manufacturing tax
- 2 Interim Facilities in the process of opening on Palomar Lane.
- Asking Price: \$75,000



N Palomar Lane, E Little Morongo Road
Desert Hot Springs, CA



Site Plan on Reverse
For further information, please contact:

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04/17/19sv

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CalCannabisRealtors.com We Help You GROW!

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City of Desert Hot Springs Industrial Land Use

(0.29 acres North Palomar Lane/East Little Morongo Road)

Legend

- C.U.P. Growing
- C.U.P. Under Construction
- C.U.P. Approved
- C.U.P. Pending

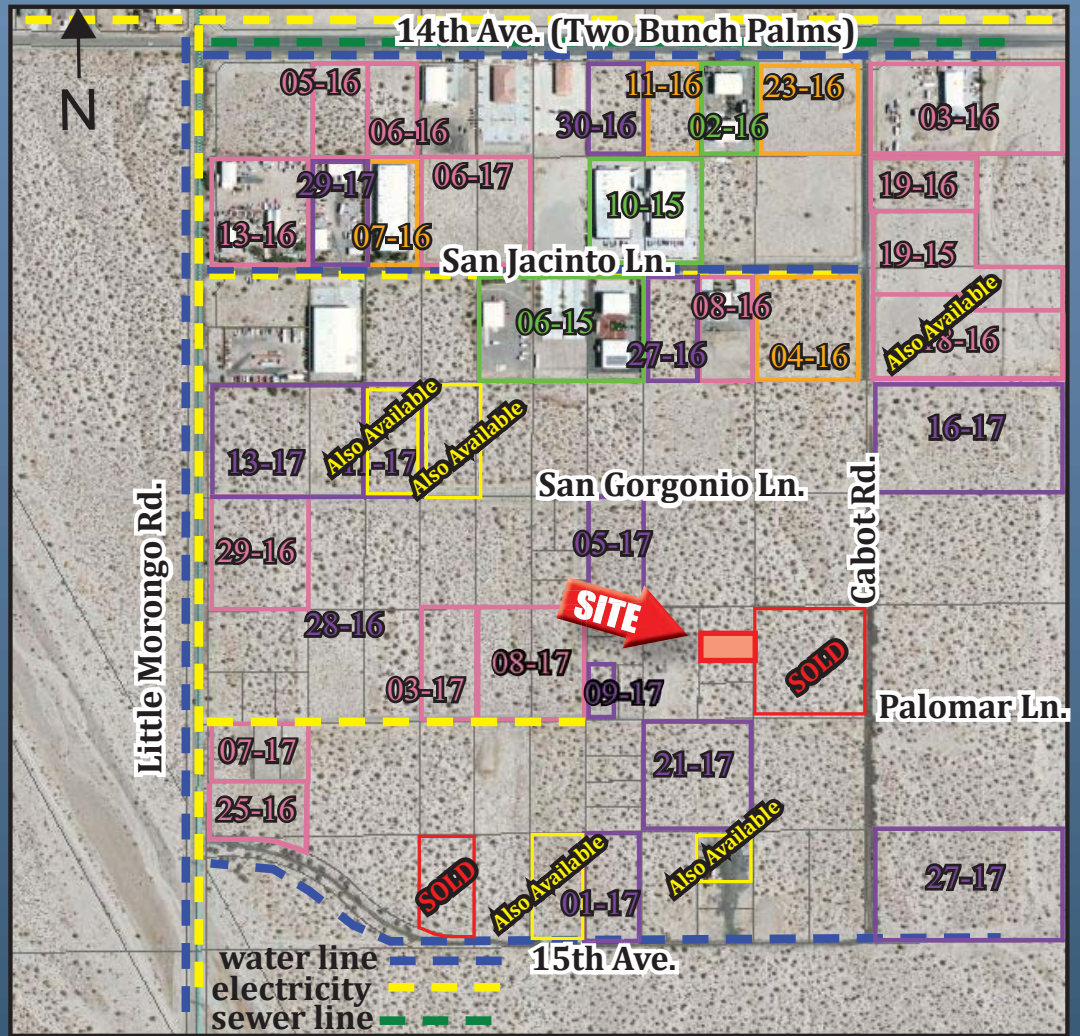
water line — — — —

electricity — — — —

sewer line — — — —

Coming Soon

gas line - - - -



Site Amenities

- ◆ **Location:** The property is located on the north side of Palomar Lane and 1,850 feet east of Little Morongo Rd., in the city of Desert Hot Springs.
- ◆ **Land Use Zoning:** I-L (Light Industrial)
- ◆ **APN:** 665-060-011
- ◆ **Parcel Size:** 0.29 acres
- ◆ **Utilities:** Water and Electric on Little Morongo Rd
- ◆ **Highest and Best Use:** Cannabis Cultivation & Extraction
- ◆ **Earthquake Fault Zone:** No
- ◆ **Multi Species:** No
- ◆ **Flood Zone:** Yes, 100 year zone
- ◆ **Topo:** Flat
- ◆ **Terms:** Cash; Provide Proof of Funds with Offer
- ◆ **Comments:** Annual tax of \$25 per square foot for the first 3,000 square feet, and then \$10 per square foot for the remaining space. No manufacturing tax.
- ◆ **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 Palomar Lane. Turn right (east) on Palomar Lane. Property is 1,850 feet in on the north side of Palomar Lane.

Por. S1/2 NW1/4 SEC. 1, T.3S., R.4E

665-06

