

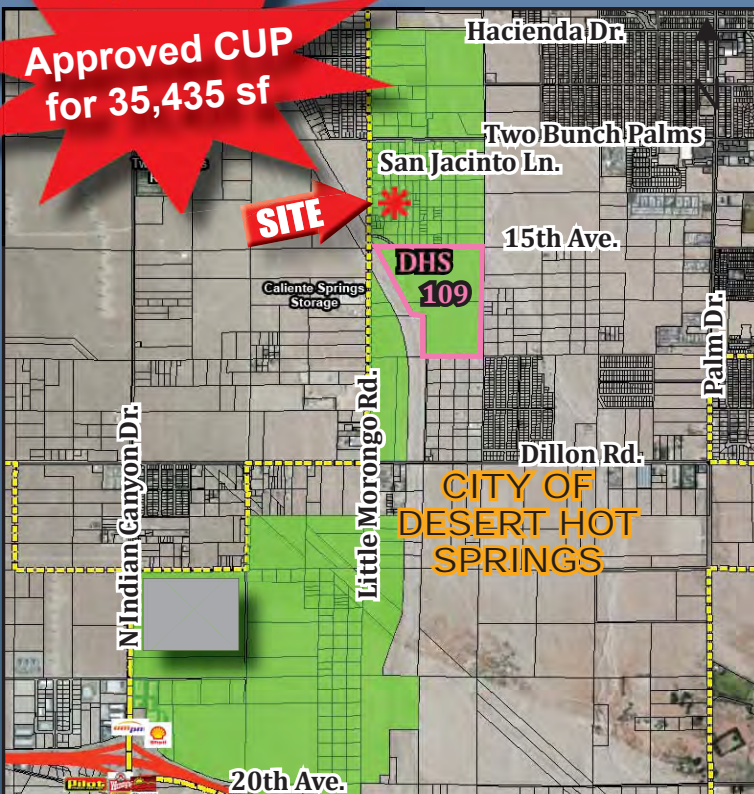
# 1.26 acre with Approved CUP

for a Two Story 35,435 sf Facility

## Desert Hot Springs, CA



Approved CUP  
for 35,435 sf



### FEATURES:

- CUP 11-17 - The proposed project consists of a two-story building totaling 35,435 s/f  
GFA: 14,902 s/f  
2nd Story: 20,533 s/f
- Desert Hot Springs is the #1 location in Southern California with over 1400 acres zoned for unlimited cannabis cultivation, extraction and manufacturing with CUP
- No Manufacturing Tax in Desert Hot Springs
- Located in the Desert Hot Springs Industrial Park
- Asking Price: \$438,000 (\$7.98 sf)

Downtown  
Palm Springs  
6 miles

Legend  
Cultivation  
Zone



### Southern California



N San Gorgonio, E Little Morongo Road  
Desert Hot Springs, CA

Site Plan on Reverse

For further information, please contact:

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12/5/18ks

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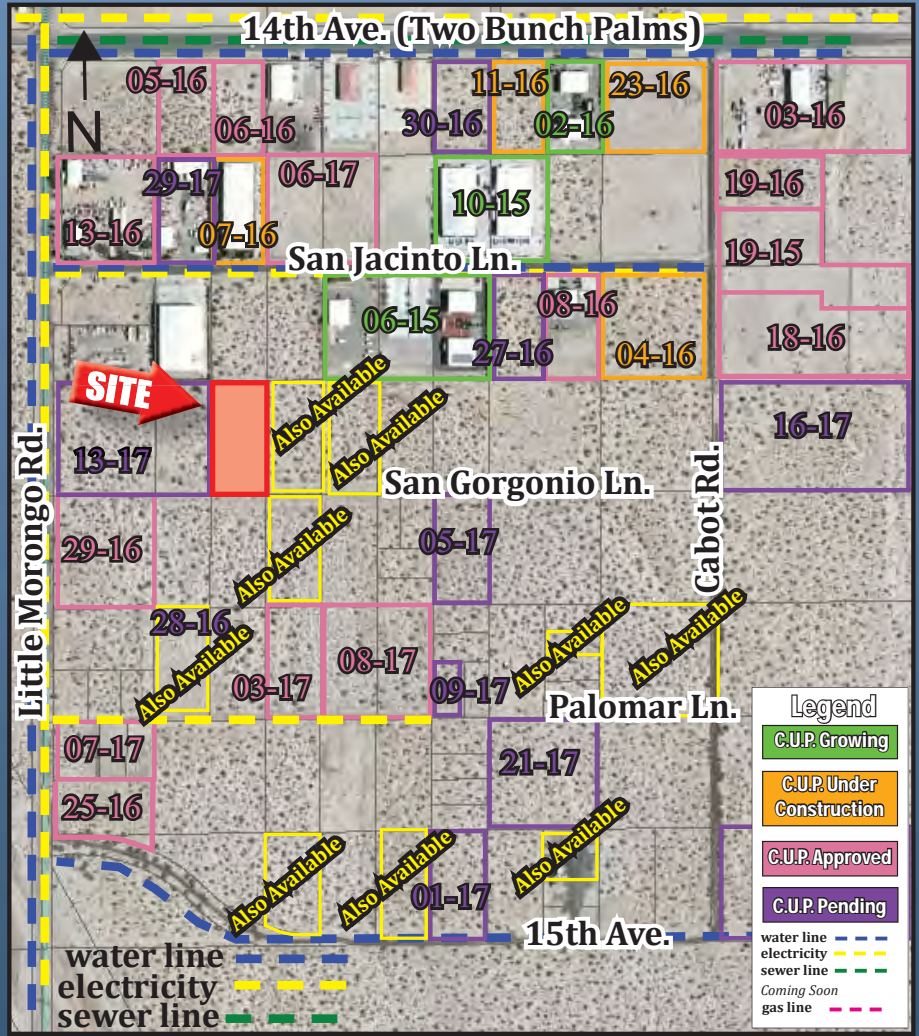
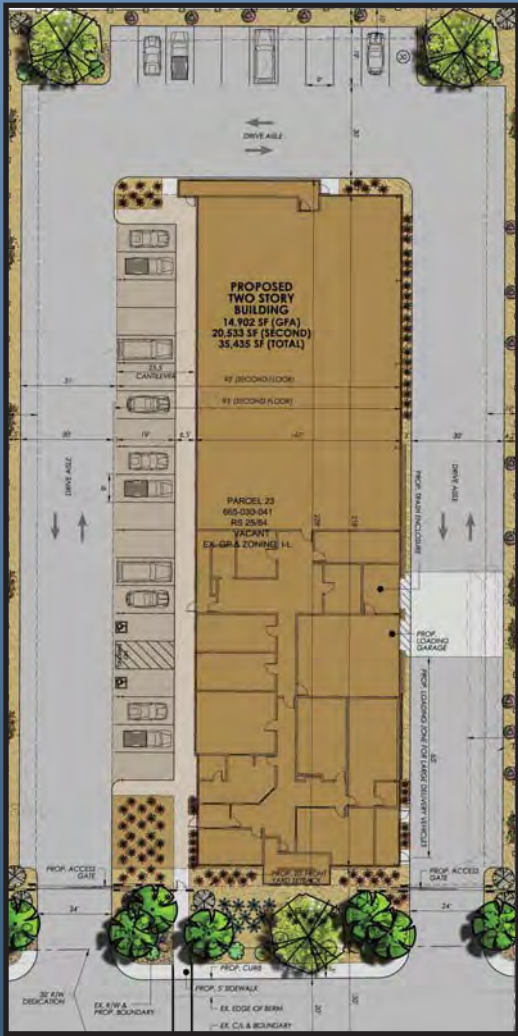
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CalCannabisRealtors.com We Help You GROW!

DISCLAIMER: The information above 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. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and do not represent the current or future performance of the property.



# City of Desert Hot Springs Industrial Land Use

(1.26 ac San Gorgonio Lane/East Little Morongo Road)



## Site Amenities

- ◆ **Location:** The property is located on the north side of San Gorgonio Lane and 395 feet east of Little Morongo Rd., in the city of Desert Hot Springs.
- ◆ **Land Use Zoning:** I-L (Light Industrial)
- ◆ **APN:** 665-030-041
- ◆ **Parcel Size:** 1.26 acres (165' x 338')
- ◆ **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 San Gorgonio Lane. Turn right (east) on San Gorgonio Lane. Property is 395 feet in on the north side of San Gorgonio Lane.

Por. N1/2 NW1/4 SEC. 1, T.3S., R.4E

665-03



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