



WAREHOUSE IN 10 AC IN CANNABIS OVERLAY



53-800 POLK STREET, COACHELLA, CA

FEATURES

- Two Buildings:
 - 13,200 s/f Building includes 9,800 s/f warehouse and 3,400 s/f office
 - Additional Office Building with 6 offices on a 2 acre Fenced Yard
- 7,210 s/f covered Truck Shelter
- Active Truck Scale
- 2 additional utility buildings
- Fully fenced yard, partially paved
- In cannabis overlay zone
- Approved CUP and state license for manufacturing and extraction
- Stubbed out transformers in place for additional power



VICINITY MAP

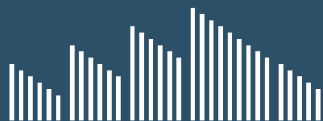
Asking Price: \$4,500,000

Paula Turner

paula@dppllc.com

Mobile 760-578-6564

CA DRE #00702492



Desert Pacific
PROPERTIES, INC.
CANNABIS REAL ESTATE

Rebecca Ramirez

rebecca@dppllc.com

Mobile 760-333-7170

CA DRE #02050799

760-360-8200 | CalCannabisRealtors.com

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SITE AMENITIES

- **Zoning:** M-H (Manufacturing Heavy)
- **General Plan:** IL (Light Industrial)
- **Parcel Size / APN:** 10 acres / 763-160-012
- **Water:** 12" line on Polk and Ave 54
- **Sewer:** 15" line on Polk and Ave 54, will serve letter for 1.5MW
- **Gas:** 4" line on Polk and Ave 54
- **Power:** Main Building: 800 Amps / 480 Volts (Building had 1600 amps, however one year ago owner converted to solar and down sized to 800. Utility company will verify ability to increase back to 1600 amps) Modular Building: 200 Amp service
- 23' Clear Height
- 5 Grade Level Truck Doors

Tenant	Rent/Month
Anthem	\$6,000
Crop Production Services	\$3,600
Baker, Inc.	\$2,900
Environmental Prot. App.	\$2,750
Utility Tree Service	\$1,400
Ecco (storage)	\$975
Growth Dynamics	\$900
Juan Rabago	\$750
Diversified Energy	\$500
Wayne Herling	\$500
Seraj Cabinet	\$230
Phantom	\$165
TNT (storage)	\$165
Rent Total	\$20,835/month
Utility Income	\$200
Total	\$21,035/mo. (\$252,420/yr)

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Disclaimer: The information herein has been obtained from various sources. While we have no reason to doubt its accuracy, we do not guarantee it.