



# MORONGO BUSINESS PARK

## 2 UNITS LEFT! FOR LEASE WITH OPTION TO PURCHASE



**OPPORTUNITY ZONE**

**FOR LEASE**

**HIGH CREATIONS & INSTA JANE**

**MedMen**

**DESERT UNDERGROUND**

**CANNDESCENT**

**CANNDESCENT**

**DESERT UNDERGROUND**

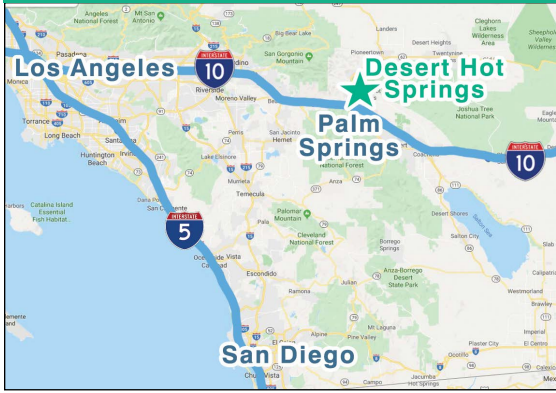
**13310 LITTLE MORONGO RD, DESERT HOT SPRINGS, CA**

### FEATURES

- 34,287 SF to 68,574 SF Concrete Tilt Up Cannabis Grow Facility
- New Construction – Available Winter 2023
- 2 units: 1st floor 34,287 SF & 2nd floor 34,276 SF
- Low POA Includes 24 Hour Security
- Adjacent to MedMen, CannDESCENT & Desert Underground
- 24 ft yard space along the building
- No Manufacturing Tax in the City of Desert Hot Springs

**LEASE RATE: \$171,435/MO (\$2.50/SF NNN) – ALL OR PART  
OPTION PRICE: \$250/SF AT 30-36TH MONTH**

### SOUTHERN CALIFORNIA

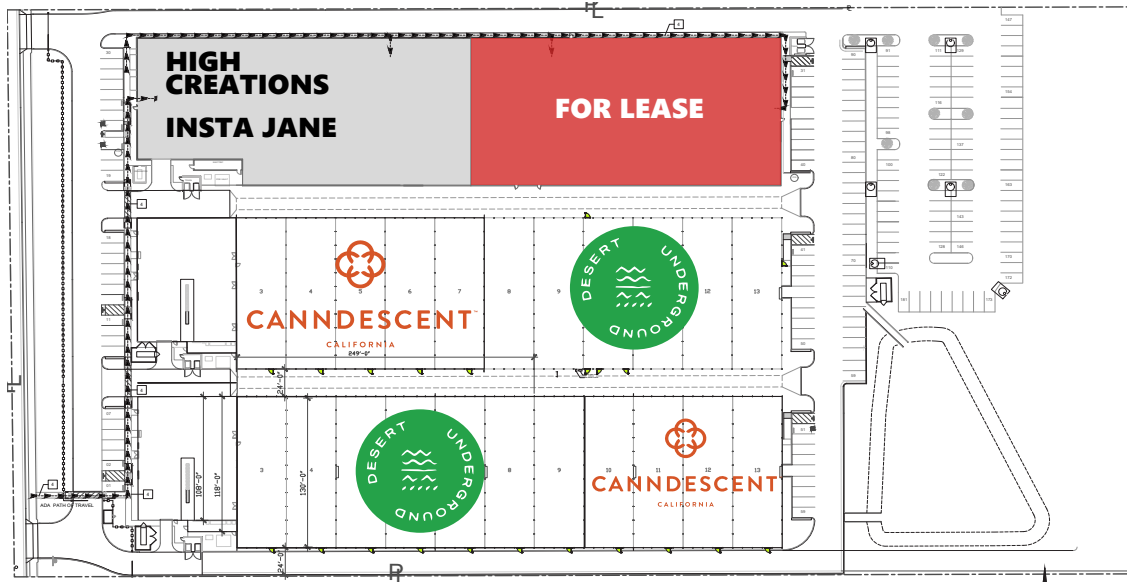


**VICINITY MAP**

# MORONGO BUSINESS PARK

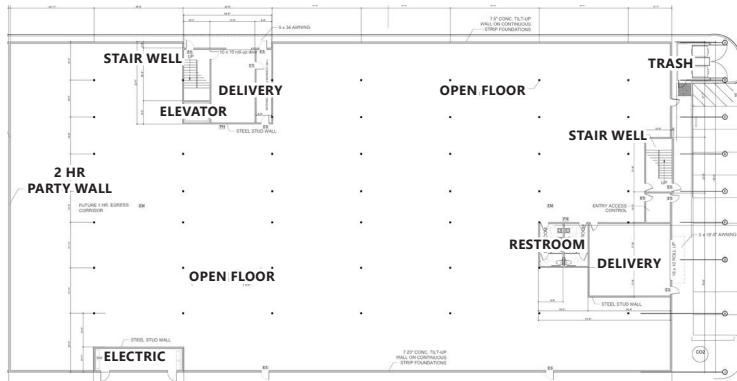
## SITE AMENITIES & BUILDING FEATURES

Morongo Business Park is a master planned Cannabis Business Park located in the light industrial district of the City of Desert Hot Springs, CA. At full build-out it will feature over 200,000 SF of cannabis cultivation, manufacturing, processing, distribution and non-storefront delivery. Phase 3 has an approved Conditional Use Permit (CUP 21-17) for 136,174 square foot building which meets all requirements for CA state cannabis business licensing.

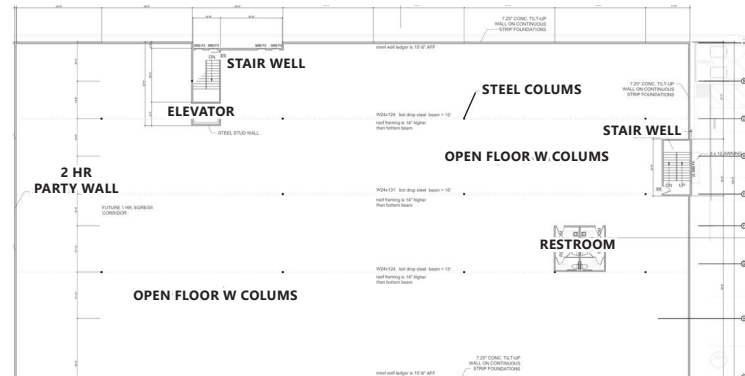


Being the first city in the State of California to allow recreational cannabis operations, Desert Hot Springs is one of the most Cannabis Business Friendly environments in California. The city has recently reduced their cultivation tax and have also eliminated city manufacturing tax. Call listing office for complete due diligence package.

### FIRST FLOOR



### SECOND FLOOR



### SITE AMENITIES

- **Location:** The property is located on the east side of Little Morongo Rd, just south of Hacienda Avenue in the city of Desert Hot Springs.
- **Best Use:** Cannabis Cultivation/Manufacturing
- **APN:** 663-271-038, 037, 036, 035, 034, 033
- **Zoning:** I-L (Light Industrial)
- **Parking Spaces:** 40
- **Opportunity Zone:** Yes
- **Utilities:** Water, Gas, Electric
- **Terms:** Cash

### BUILDING FEATURES

- **Building Size:** 34,287 SF - 68,574 SF
- **Building Dimensions:** 120' x 260'
- **Column Spacing:** 12'-3" x 35' to 23'-2" x 35'
- **Fire Sprinklers:** Yes
- **Elevator:** Yes for second floor
- **Restrooms:** Yes one on each floor
- **Clear Height:** 15' each floor
- **Roll up door(s):** 1 10x10 common area
- **Electric:** 4,000 AMPS/ 480v/ 3 Phase Building
- **Year built:** Under Construction