

11,763 SF BUILDING FOR LEASE

LOCATED IN MORONGO INDUSTRIAL PARK



15866 LITTLE MORONGO RD, DESERT HOT SPRINGS (C3)

FEATURES

- 11,763 SF Free Standing Shell Building
- Brand new construction
- 1,200 AMPS 3 Phase 480V
- Low POA - \$2,587 (estimate) includes 24-hr security
- No Manufacturing Tax in Desert Hot Springs
- Agricultural Rates from SCE for Cultivation
- Micro Business License & Tenant Improvement Plans available for purchase

LEASE RATE: \$29,407 (\$2.50/SF NNN)

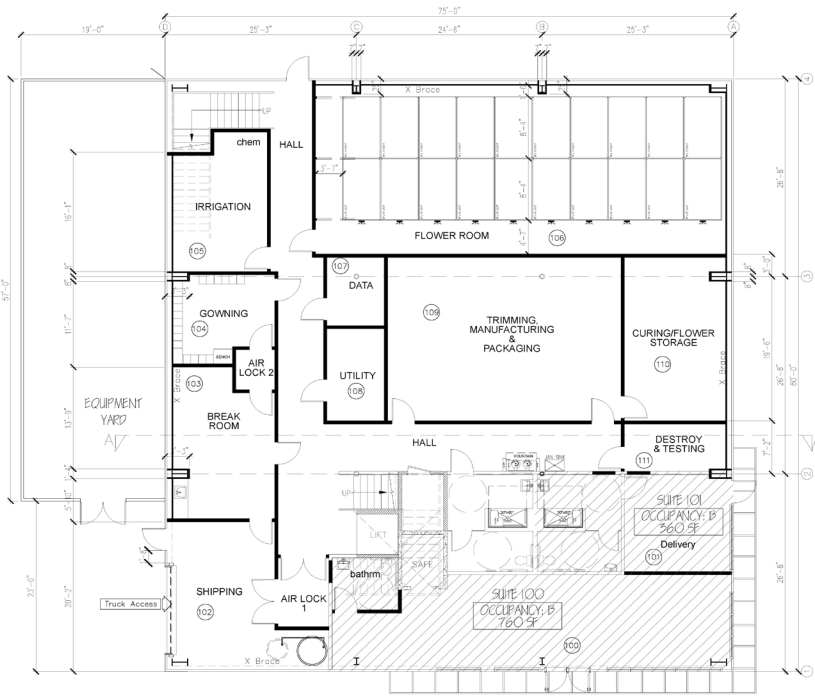
COACHELLA VALLEY



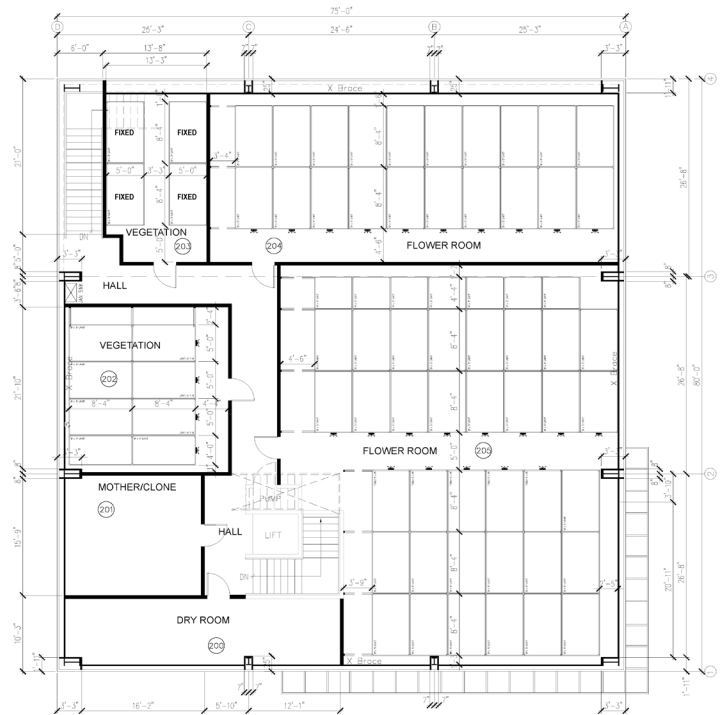
VICINITY MAP

11,763 SF BUILDING FOR LEASE

PROPOSED FLOOR PLAN MICROBUSINESS



1 BUILDING C-3 - 1ST FLOOR PLAN
1st FLR=6,000 SF



2 BUILDING C-3 - 2ND FLOOR PLAN
2nd FLR=5,763 SF

SITE AMENITIES

- **Location:** 15-866 (C3) Little Morongo Road is located on the east side of Little Morongo Road in the city of Desert Hot Springs.
- **Land Use Zoning:** I-L (Light Industrial, allows cultivation, manufacturing & distribution)
- **APN:** 665-081-004
- **Legal Description:** Lot 1 of 37145 Unit C-3
- **Electric:** Southern California Edison
1,200 amps 3 Phase 480V
Includes Back Up Power
- **Highest and Best Use:** Cannabis Cultivation, Manufacturing and Distribution
- **POA:** \$2,117 (estimate) includes 24-hr security

BUILDING INCLUDES:

- 1,030 SF Office Space w/ Security Vault
- 2 Restrooms with Showers
- R25 Wall Insulation
- R41 Roof Insulation
- Finished Interior wall panels
- Fire Sprinklers
- Ceiling Heights:
1st Floor: Min 12'3",
2nd Floor: 12'-14'
- Heavy Power
- 12' Truck Doors
- Solar power Ready
- Industrial Elevator/Freight Lift