



# MORONGO INDUSTRIAL PARK - PHASE 3

## 16,460 SF BUILDINGS FOR SALE/LEASE W/OPTION



**8%**  
**FINANCING**  
**AVAILABLE**

**15850 LITTLE MORONGO RD, DESERT HOT SPRINGS**

### FEATURES

- (7) 16,460 SF Free Standing Shell Buildings
- Brand new construction
- Available for Sale & for Lease
- 1,600 AMPS 3 Phase 480V
- Low POA including 24-hr security: \$0.22/SF
- No Manufacturing Tax in Desert Hot Springs
- Agricultural Rates from SCE for Cultivation
- Available September 2022
- T.I. ready to start - Approved Plans Available

**Asking Price: \$4,500,000 (\$273/SF)**

**Lease w/Option Rate: \$37,035/MO (\$2.25/SF NNN)**



**VICINITY MAP**

# MORONGO INDUSTRIAL PARK SITE PLAN & PROJECT OVERVIEW

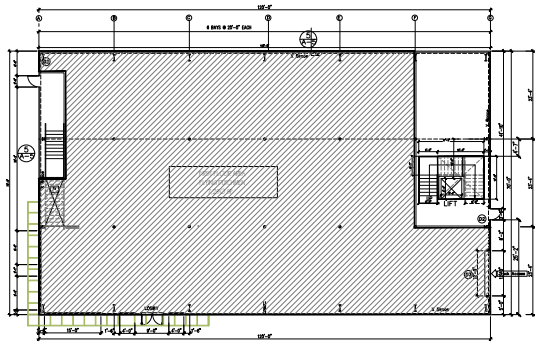


Morongo Industrial Park is a new state of the art project being developed to offer the ultimate business environment for cannabis cultivation and manufacturing. Located in the Light industrial district of Desert Hot Springs, CA, this development has an approved Conditional Use Permit for unlimited cultivation, manufacturing, processing, and meets all requirements for CA state cannabis business licensing.

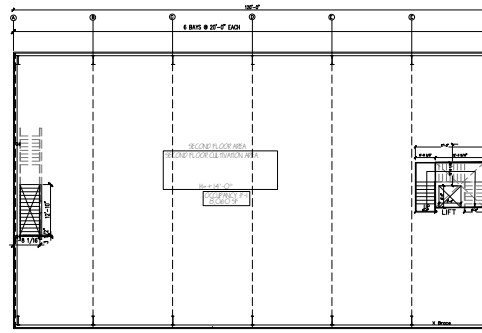
Morongo Industrial Park features 25 free standing buildings totaling 422,731 SF. The business park provides the ultimate opportunity for a business owner to own and operate a new cutting edge facility without the expense or timely process of developing and building on raw land.

Desert Hot Springs is ideally located next to Palm Springs, and has convenient I-10 access to serve all of Southern California.

# MORONGO INDUSTRIAL PARK BUILDING PLANS & PRICING INFO



FIRST FLOOR



SECOND FLOOR

## BUILDING INCLUDES:

- Refrigerator-type insulated wall and roof panels
  - 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 - 1,600 AMPS
- Loading Bays w/ 12' Overhead doors
- Solar power Ready Roof System
- Industrial Elevator/Freight Lift
- Custom Steel Fabrication

## SITE AMENITIES

- **Location:** The property is located on the east side of Little Morongo, just north of Dillon Rd. in the city of Desert Hot Springs.
- **Land Use Zoning:** I-L (Light Industrial, allows cultivation & manufacturing)
- **APN:** 665-080-012,013
- **Electric:** Southern Cal Edison  
Power - 480V 3 Phase  
B Buildings 1600 Amps  
Switchgears installed at each building
- City Water and Advanced Treatment Sewer System
- **Highest and Best Use:** Cannabis Cultivation, Manufacturing and Distribution
- **POA:** \$3,621 (\$0.22/SF estimate) includes 24-hr security
- City CUP Cultivation Permit included with purchase
- Compliant with Desert Hot Springs business requirements
- Complete Due Diligence Package including Building Plans Available



## PRICING INFO

TYPE	SIZE	PRICE	PRICE SF	ADDITIONAL TERMS
SALE	16,460 SF	\$4,500,000	\$273	Delivering New Buildings September 2022 Cannabis financing available. Seller with carry 15% 2 <sup>nd</sup> TD. Call for details.
LEASE W/ OPTION TO PURCHASE	16,460 SF	\$37,035 NNN	\$2.25 NNN	Delivering New Buildings September 2022 Available Option to purchase after 12 months.



# MORONGO INDUSTRIAL PARK PHASE 3 INFORMATION

## Location:

Desert Hot Springs is in Riverside County and is one of nine cities that make up the Coachella Valley. (Palm Springs, Desert Hot Springs, Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, Indio, and Coachella) The Coachella Valley is the ultimate work/play destination because it is famous for its year-round sunshine, idyllic quality of life powered by tourism and agriculture, and is quickly becoming known as the 'Napa Valley' of cannatourism. This bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment. There's no finer place to live, work, and play.



Coachella Valley is situated two hours from Los Angeles, Orange County, and San Diego and within only a few hours of Las Vegas and Phoenix by car. Interstate 10, stretching coast-to-coast, is the fourth largest interstate highway in the United States and is the major corridor through Coachella Valley, the lifeline connecting all of Southern California.

Palm Springs International Airport offers direct flights to cities throughout the United States and Canada.



**LEARN MORE ONLINE: [CalCannabisRealtors.com/business-parks/morongo-industrial-park](https://CalCannabisRealtors.com/business-parks/morongo-industrial-park)**