



# ROSEWOOD INDUSTRIAL PARK

17,945 SF to 68,180 SF BUILDINGS FOR LEASE, LEASE OPTION, & FOR SALE



**16810 LITTLE MORONGO RD, DESERT HOT SPRINGS**

## FEATURES

- (3) 17,945 SF and (2) 34,090 SF Free Standing Shell Buildings
- Brand New Tilt-Up Construction
- Excellent Investment Opportunity
- Each Building is Designed for 2 Units
- Single Story – 30 ft High with Cost Efficient Option to Build 2nd Story
- 4,000-8,000 AMP / 480 Volt / 3-Phase
- POA includes 24-hr Security
- Cannabis Friendly City with No Manufacturing Tax
- Agriculture Rates from SoCal Edison for Cultivation
- Reserve your Building Today, Phase 1 Spring 2023
- 6% Financing Available

**Asking Price: Single Story From \$5,383,500 (\$300/SF)**  
**Two Story From \$7,536,900 (\$210/SF)**

**Lease Rate: From \$35,711/mo (\$1.99/SF) NNN**

## SOUTHERN CALIFORNIA

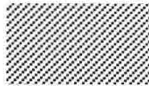


## VICINITY MAP

# ROSEWOOD INDUSTRIAL PARK

## SITE PLAN AND PROJECT OVERVIEW

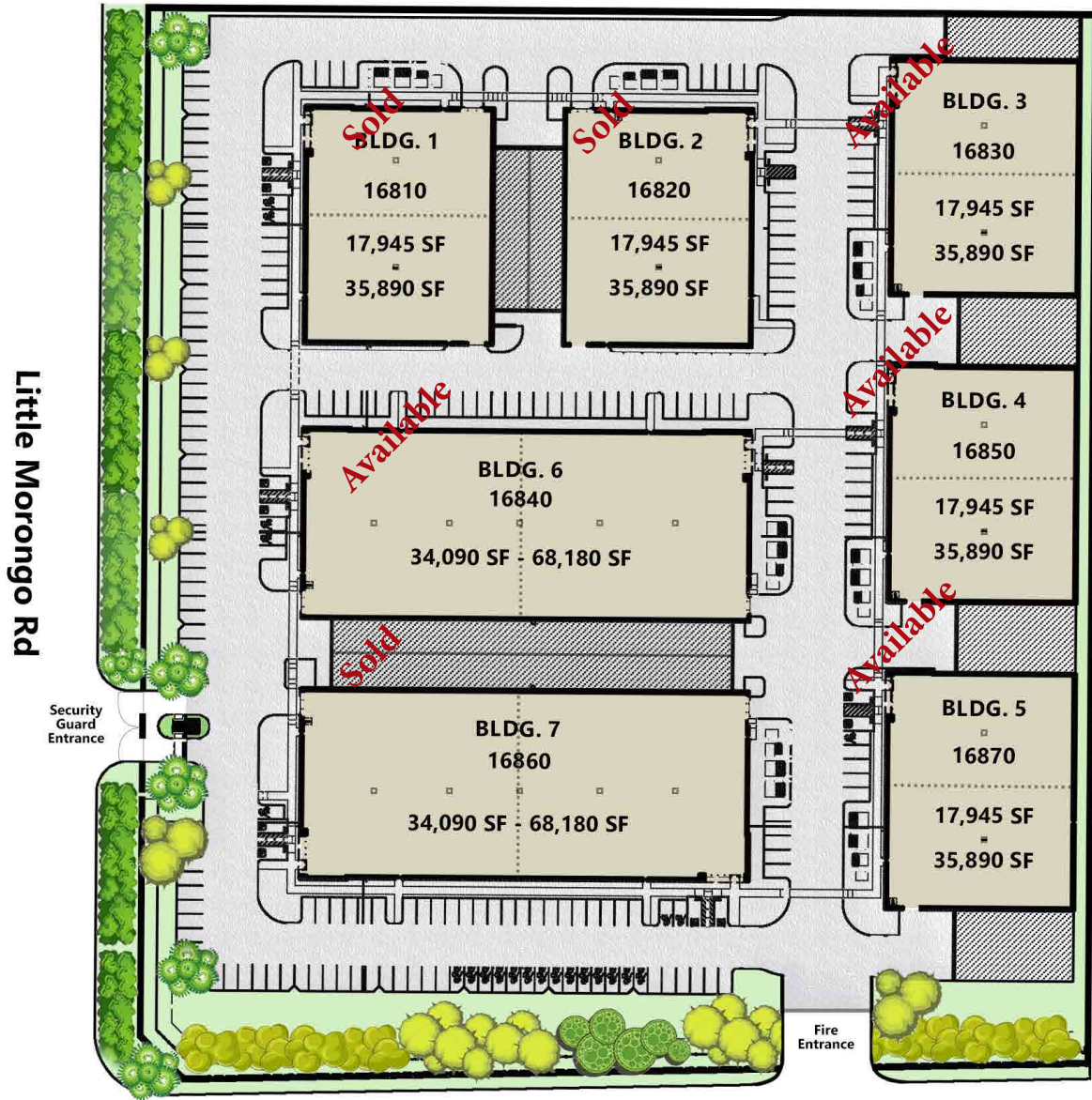
**PHASE ONE**



Equipment Yards

..... Wall Option

□ Column



Rosewood is a modern state of the art 37 AC 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 more than 1,000,000 SF of cannabis cultivation, manufacturing, processing, laboratory testing, distribution and non-store front delivery. Phase 1 has an approved Conditional Use Permit (CUP 21-3) for 157,900 SF, 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.

In the Rosewood Cannabis Park, Phase 1 consists of a total of seven free standing tilt-up construction buildings: five 17,945 SF and two 34,090 SF single story buildings with option to build second story. Phases 2, 3 and 4 will each consist of a total of seven free standing tilt-up construction buildings: five 17,945 SF and two 34,090 SF single story buildings with option to build second story.

# ROSEWOOD INDUSTRIAL PARK

## Features, Amenities, Expansion Option & Pricing

### SITE AMENITIES

**Highest and Best Use:** Cannabis Cultivation, Manufacturing and Distribution  
**POA:** \$.20 per SF estimate which includes 24/7 Security with Hi-Tec Commercial Surveillance Integration

**APN#:** 665-110-004

**Zoning:** I-L (Light Industrial, allows Cannabis Cultivation, Manufacturing and Distribution and Non-Store Front Delivery)

#### Utilities:

**Electric:** Southern Cal Edison

**Power - 4,000 AMP/ 480 Volt/ 3-Phase for 17,945 SF - 35,890 SF Buildings**  
**8,000 AMP / 480 Volt / 3-Phase for 34,090 SF - 68,180 SF Buildings**

**Gas:** SoCalGas

**Water:** Coachella Valley Water District

**Sewer:** On Site Sewer Treatment Plant

**Parking Ratio / Spaces:** 1 space - 675 SF (calculated based on single story)  
 Total spaces 234 spaces

#### Amenities:

Gated with 24/7 Security

Outdoor Community Seating

### BUILDING FEATURES

- Cold Shell
- Single Story – Min. 30’ Clear Ceiling Height - Clear ceiling height averages between 13.5’ to 14’ per floor.
- Two Story Option
- HVAC and Solar Allowed on Roof
- Fire Sprinklers
- Private Secured Equipment Yard
- Personal Trash Enclosures
- Modern Design and Finishes
- 2 Entrance Doors
- 2 Side Doors
- 2 12’ Ground Level Roll Up Doors
- Column Spacing:  
 17,945 SF building, 50’ by 60’  
 34,090 SF building, 42’-6” to 50’ by 60’
- Supporting Heavy Roof Load

### FOR SALE

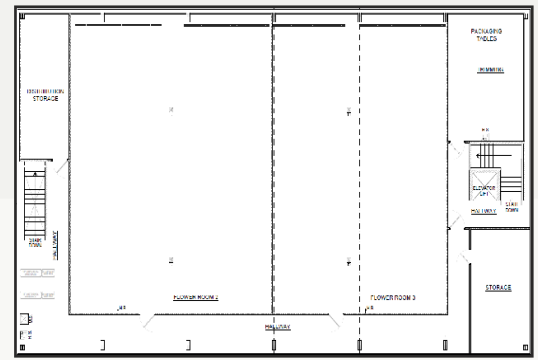
BUILDING #	SF	SINGLE STORY PRICING	Two Story Option	WALL OPTIONS	TWO STORY PRICING	BUILDING DIMENSIONS	POWER
3, 4, 5	17,945 SF - 35,890 SF	\$5,383,500* (\$300 SF)	\$2,153,400* (\$120/SF)	2 units per building	\$7,536,900 (\$210/SF)	120' x 150'	4,000 AMP 480 v 3 phase
6	34,090 SF - 68,180 SF	\$10,227,000* (\$300 SF)	\$4,090,800* (\$120/SF)	2 units per building	\$14,317,800 (\$210/SF)	285' x 185'	8,000 AMP 480 v 3 phase

### FOR LEASE

BUILDING #	SF	PRICING	BUILDING DIMENSIONS	POWER	ADDITIONAL TERMS
3, 4, 5	17,945 SF - 35,890 SF	FROM \$44,863 - \$89,725/mo NNN (\$1.99/SF)	120' x 150'	4,000 AMP 480 v 3 phase	6 Months Half Rent (\$1.00/SF)
6	34,090 SF - 68,180 SF	FROM \$80,753 - \$170,450/mo NNN (\$1.99/SF)	285' x 185'	8,000 AMP 480 v 3 phase	6 Months Half Rent (\$1.00/SF)

### Second Floor Option

The building height of 40 feet allows you to double your square footage by adding a second story. Clear Height for each floor averages between 13.5' to 14' per floor.



### CANNABIS COMPLIANCE

- Meets all state and local requirements for cannabis cultivation, manufacturing, distribution, and testing.
- The property is approved for cannabis in the City of Desert Hot Springs.
- The City of Desert Hot Springs does NOT have a cannabis manufacturing tax.
- Approved CUP 21-3

### Investment Opportunity

Desert Pacific Properties has qualified tenants if you choose to lease your investment property.

#### Potential CAP Rate of over 11%!

Purchase Price: \$7,536,900  
 Annual Lease Income (\$1.99/SF NNN): \$857,053  
 CAP Rate: 11.37%

#### Terms

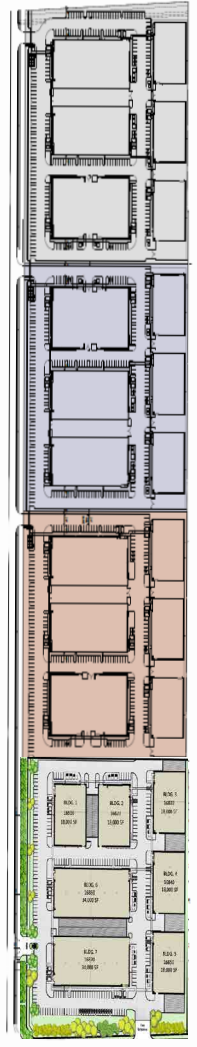
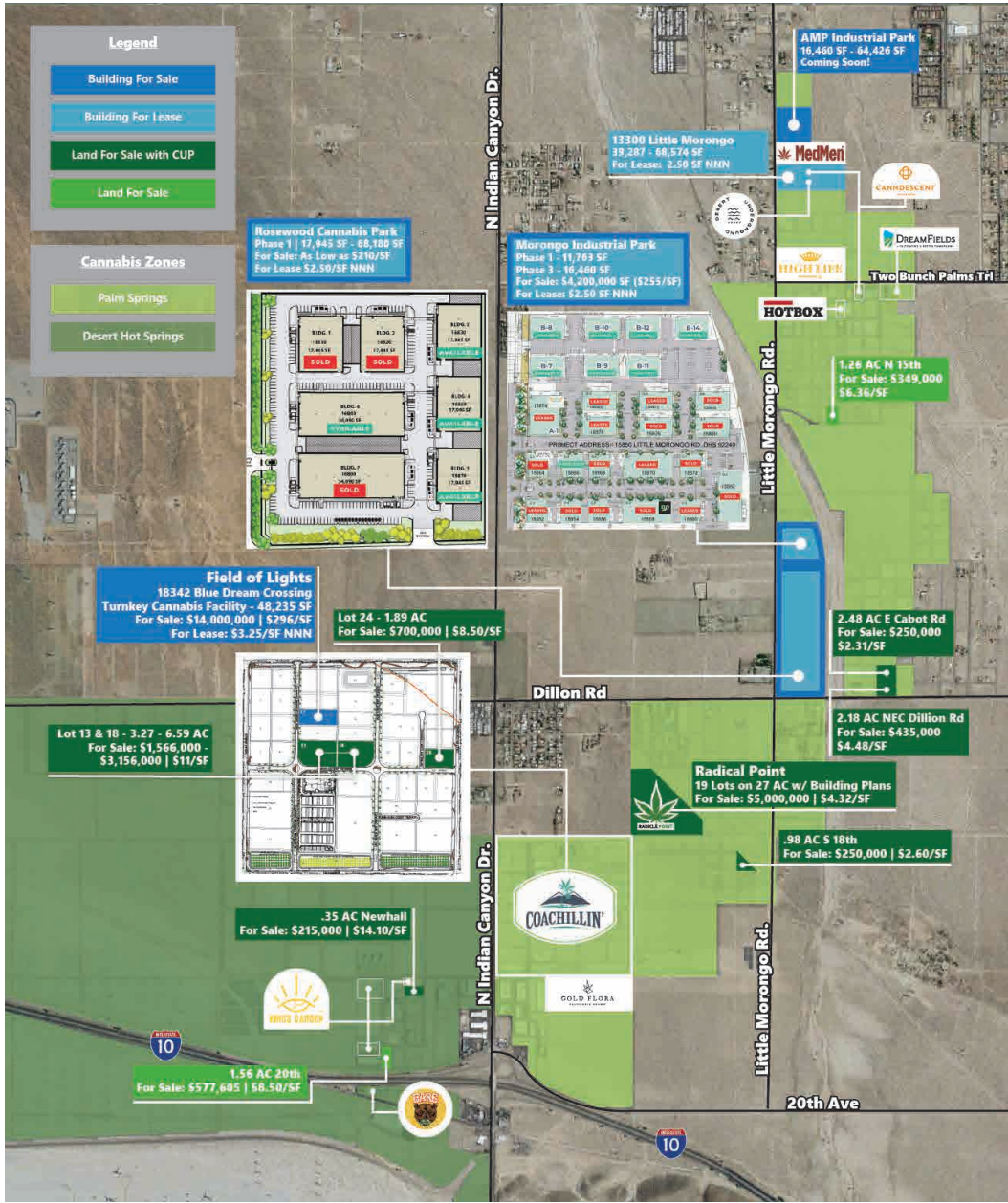
3% Due to open escrow  
 10% Due when foundation is complete  
 Balance due at close of escrow

\*2nd Floor Options subject to price change





# ROSEWOOD INDUSTRIAL PARK CANNABIS CORRIDOR / DIRECTIONS



New Plan Phase 4

Phase 3

Phase 2

Phase 1