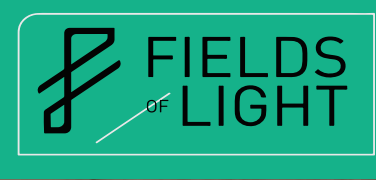




# 48,235 SF TURNKEY CANNABIS FACILITY FOR SALE/LEASE LOCATED IN COACHLLIN-CANNA PARK



**6%**  
FINANCING  
AVAILABLE

**18342 BLUE DREAM CROSSING, DESERT HOT SPRINGS, CA**

## FEATURES

- 48,235 SF Fully Entitled Turnkey Mixed Light Cannabis Facility
- Growlink System and Sensors
- State-Of-The-Art HVAC Equipment and Humidity Controls
- Located in Coachillin', the Largest Master Planned Canna-Business Park in the United States
- POA includes 24-hr Security
- Cannabis Friendly City
- No Manufacturing Tax in Desert Hot Springs

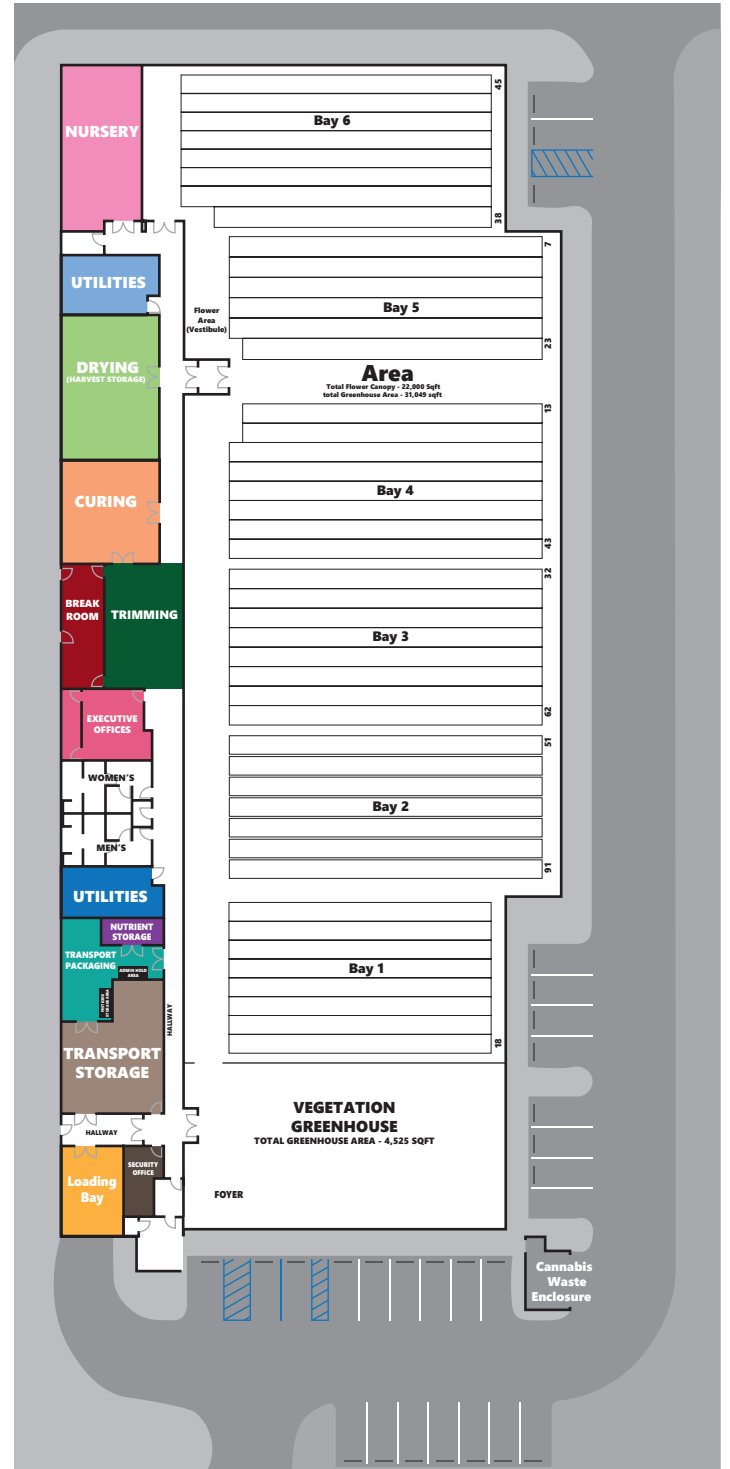
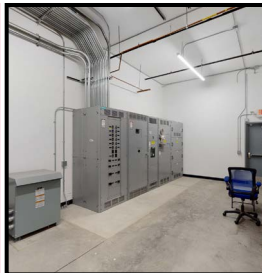
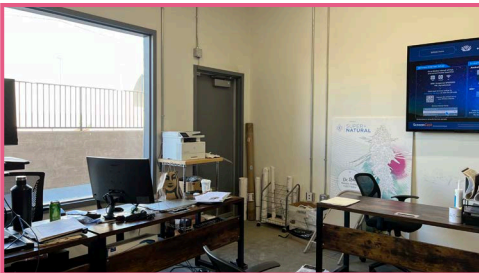
**ASKING PRICE: \$14,000,000 (\$296/SF)**  
**LEASE RATE: \$159,250/MO (\$3.25/SF NNN)**



**VICINITY MAP**

# 48,235 SF TURNKEY CANNABIS FACILITY

## FLOOR PLAN



# 48,235 SF TURNKEY CANNABIS FACILITY

## SITE AMENITIES & BUILDING FEATURES

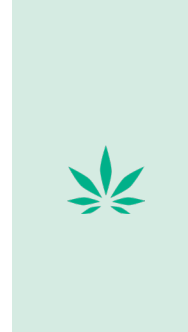
### Fields of Light Farms

Fields of Light Farms is a 48,235 SF fully entitled turnkey cannabis cultivation facility located in Desert Hot Springs, CA, and is a true state-of-the-art farm, designed to control the perfect temperatures while harnessing the maximum radiant energy from the Sun.



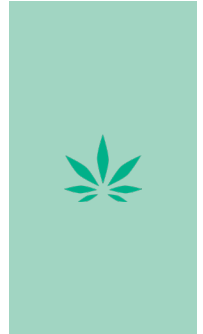
### Site Amenities

- **Parcel Size:** 2.11 Acres (194.87' x 471.56')
- **Year Built:** 2020
- **APN#:** 666-340-019
- **POA:** Yes
- **Utilities:**
  - **Electric:** AMP 4,000 3 Phase 277/480
  - **Gas:** High-pressure line to property.
  - **Water:** 3 Meters: Coachillin' well water, Coachillin' reverse osmosis (RO) water, and Domestic water from MSWD.
- **Parking spaces:** 27 (surface) Parking Ratio: 0.57 per 1,000 sf of GBA
- **Current Use:** Single Tenant Cannabis Cultivation, Manufacturing, Distribution Facility.



### Building Features

- **Building Size:** 48,235 SF
- **Nursery:** 1,500 SF
- **Vegetation Room:** 4,525 SF
- **Flower Room:** 31,049 SF (Canopy Size: 22,000 SF)
- **Administrative and Processing Areas:** approx. 11,584 SF
- **Construction:** Heavy Steel and Magnesium Oxide SIP Panels. The vegetative and flowering areas have translucent, polycarbonate roof, providing full-spectrum light from the sun.
- **Stories:** Single
- **Ceiling height:** 13-18 FT
- **Year built:** 2020
- **Equipment:**
  - **Automation:** Growlink System and Sensors automate the HVAC Control System, Wadsworth Light Deprivation System, Artificial Light Controls, and schedule feeding through the Fertigation System
  - **HVAC:** Twelve 35-ton SA units and Cooling Tower
  - **AgGas CO2 injection system:** AI Driven CO2 Delivery System with lines that run throughout the canopy.
  - **Lights:** 372 Pro Sun 1000 Watt 277 Volt Lights



### Coachillin' Canna-Business Park

Coachillin' is a 160-acre Canna-Business Park located in the Southern California city of Desert Hot Springs. It is bringing together industry-leading professionals with global affiliations and stands alone as the first & largest cooperative canna-business compound of its kind. It's designed to be a center of excellence & innovation, setting a new standard of sustainability for California's budding cannabis industry. The project is fully-entitled, and –at full buildout– will feature more than 3,000,000 sq. ft. of sustainable cannabis cultivation, manufacturing, processing, laboratory testing, distribution, and touring / education facilities; all secured 24/7 by retired military security experts entrusted with the protection of US Embassies around the world.

# 48,235 SF TURNKEY CANNABIS FACILITY

## LOCATION



## 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. The airport serves over 1.5 million airline passengers a year, connecting to the 10 largest airline hubs in the country. At the east end of the valley, Jacqueline Cochran Regional Airport provides service to private aircraft. The smaller Bermuda Dunes Airport, located a quarter-mile from Interstate 10, has been providing support and fueling services to aircraft for over 50 years.