

52,368 SF INDUSTRIAL FACILITY ON 13.17 AC

LOCATED IN THE GREATER PALM SPRINGS AREA – 6 MILES TO I-10

AVAILABLE FOR SALE OR FOR LEASE

**LENDER
OWNED**

**HUGE PRICE
REDUCTION**



69391 DILLON RD, DESERT EDGE, CA

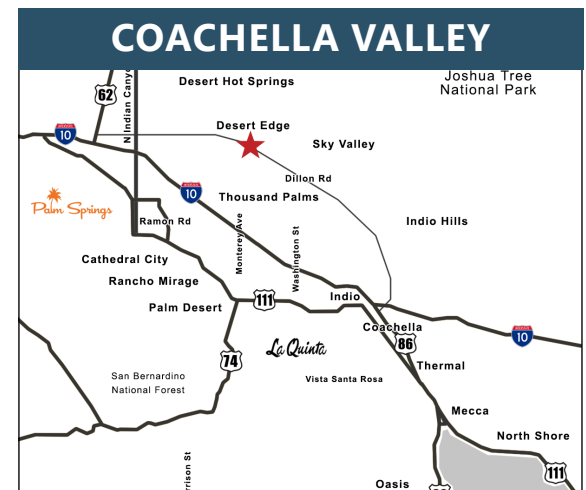
FEATURES

- Over 52,000 SF of Improvements
 - 3,220 SF Office
 - 38,802 SF Warehouse
 - 7,728 SF Three Sided Storage
 - 2,618 SF Misc. Buildings
- 13.17 AC Fenced - Ideal for Outside Storage
- Multiple Areas for Outdoor Storage
- 12 miles from Downtown Palm Springs
- Zoned M-SC (Manufacturing-Service Commercial)
- Additional 25.8 AC Also Available

ASKING PRICE: \$5,499,000 (\$105/SF)

REDUCED FROM: \$6,500,000 (\$125/SF)

LEASE RATE: \$36,000/MO (\$.70/SF NNN)



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BUILDING IMPROVEMENTS



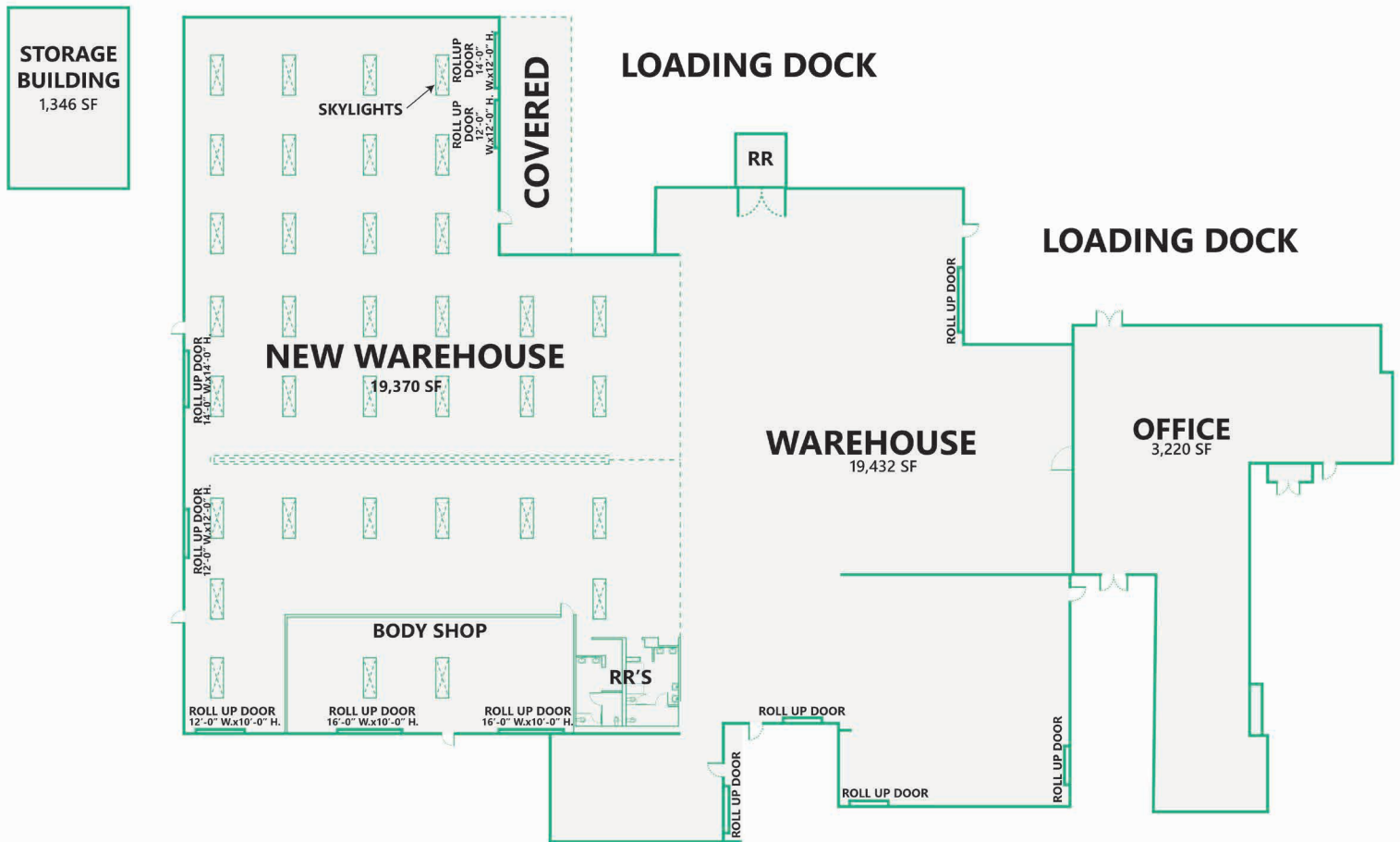
- 1. Main Building - 42,022 SF**
 - Office Building: 3,220/SF, stucco building
 - Original Warehouse: 19,432/SF, steel frame metal building, 10'7"-13'2" clear height, Year Built 1980 / 1989
 - New Warehouse: 19,370/SF steel frame metal building, 13'3"-17' clear height, Year Built - 2001
 - Power: 500 AMPS 440 Volts Expandable to 1,200AMPS
 - 2 Loading dock's, 3 spaces, 2,150/SF
 - Sprinklered, Ground level doors
- 2. Storage Building - 1,346 SF**
- 3. Modular Office - 1,000 SF**

- 4. Three Sided Storage 7,728 SF**
 - 56'x38' three sided steel frame metal building with 13'-14' clear height
 - 400 AMP/208V 3 phase Power
 - Built 2001
- 5. Security Guard Booth**
 - 200/SF
- 6. Parking Spaces**
 - 93 Total Spaces
- 7. Cell Tower (Not Included)**
- 8. Additional Improvements:**
 - Fire Suppression Pond
 - 13.17 Acre Fenced
 - Shared Well



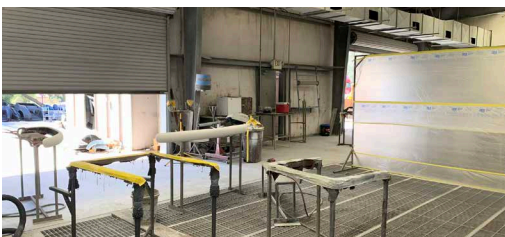
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MAIN BUILDING FLOOR PLAN & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located at 69391 Dillon Rd in the unincorporated area of Desert Edge in Riverside County. Just 2.5 miles from the city of Desert Hot Spring.
- **APN:** 654-170-052
- **Parcel Size:** 13.17 Acres
- **Zoning:** M-SC (Manufacturing-Service Commercial, allows industrial & manufacturing activities) ([Click to View](#))
- **General Plan:** LI - Light Industrial ([Click to View](#))
- **Topography:** Flat, Elevation 900' to 940'
- **Utilities:**
 - Electrical: Low Cost Imperial Irrigation District
 - Domestic Water: CVWD 18" main line on Aurora Rd
 - Natural Gas: Yes
 - Water: Shared Well
- **Current Use:** Golf Cart Manufacturing Facility
- **Earthquake Fault Zone:** Yes
- **Multi-Species:** No
- **Adjacent Uses:** Heliport, Mobile Home Parks
- **Terms:** Cash



GRATED FLOOR



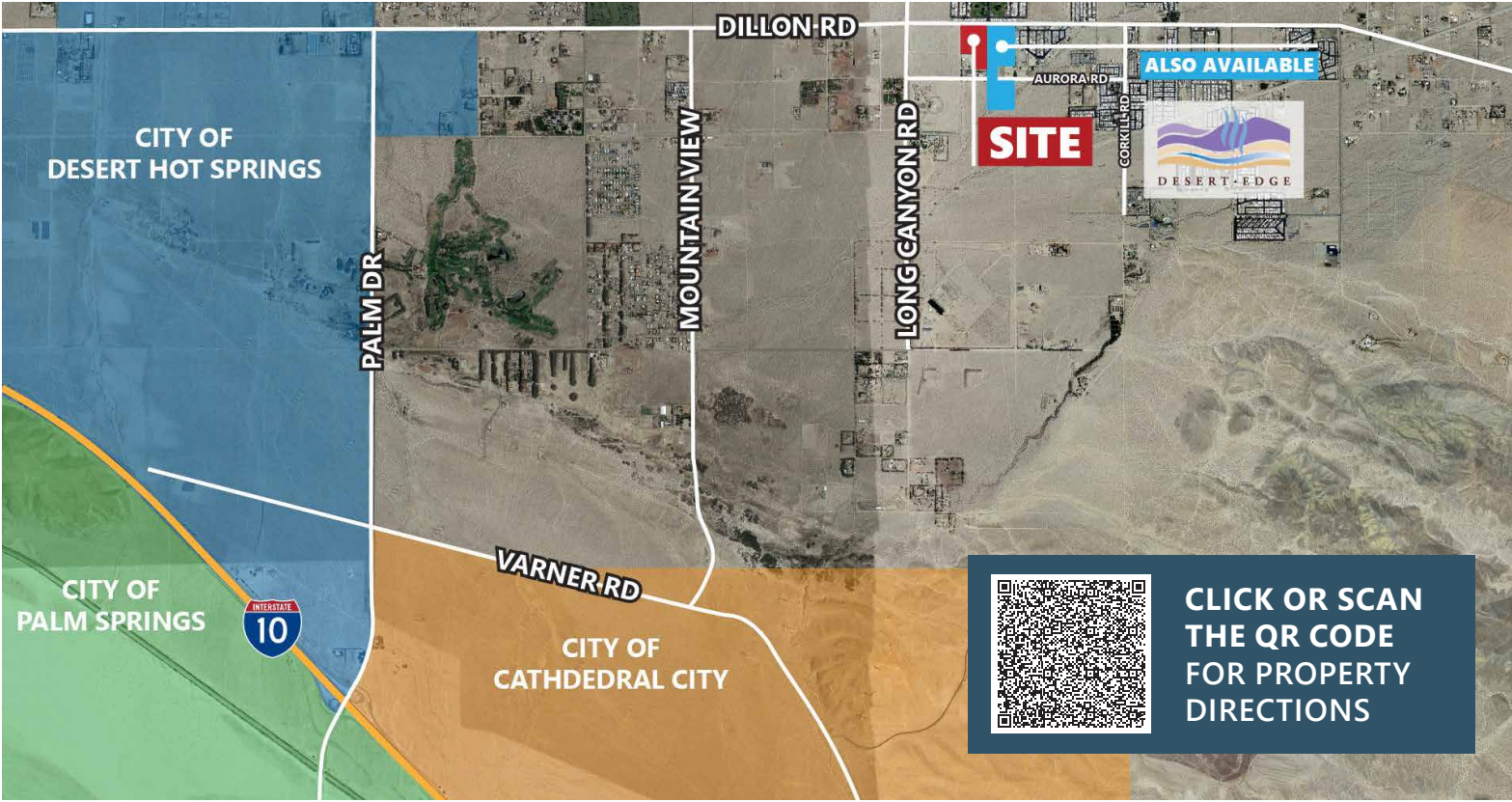
WAREHOUSE

STUDIES

- Building Plans
- Fault Hazard Report
- Water Quality Management Study
- Hydrology + Hydraulic Study

52,368 SF PROPOSED FACILITY ON 13.17 AC

LOCATION & DIRECTIONS



Desert Edge

Desert Edge is in the unincorporated area of Riverside County and is a 3.75 square mile area located just south and east of the city of Desert Hot Springs, between Interstate 10 & the western foothills of Joshua Tree National Park. The area is renowned for its serene landscapes, world class hot mineral waters & senior living communities. This concentration of mobile home & RV parks is one of the largest in Riverside County. Both year-round desert dwellers and seasonal visitors are attracted to this elevated valley above Palm Springs.

