



37,000 SF MIXED LIGHT CANNABIS FACILITY FOR SALE/LEASE MORONGO BUSINESS PARK



13310 LITTLE MORONGO RD BUILDING 2 - UNIT A, DESERT HOT SPRINGS, CA

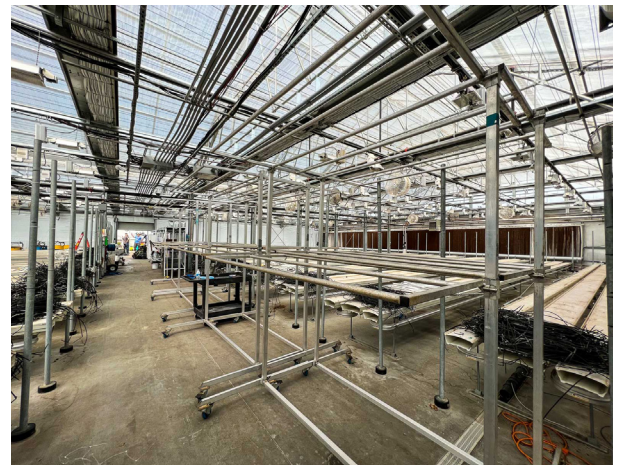
FEATURES

- 37,000 SF Fully Entitled Turnkey Mixed Light Cannabis Facility
- Located in Morongo Business Park
- 10,000 SF Headhouse
- 27,000 SF Mixed Light Greenhouse
- POA includes 24-hr Security
- Cannabis Friendly City
- No City Manufacturing Tax in Desert Hot Springs
- Located in the Opportunity Zone

ASKING PRICE: \$5,000,000 (\$135/SF)

LEASE RATE: \$46,250/MO (\$1.25/SF NNN)

REDUCED FROM: \$6,000,000 (\$162/SF) & \$55,500 (\$1.50/SF NNN)



MORONGO BUSINESS PARK

SITE AMENITIES & BUILDING FEATURES

Morongo Business Park Facility

Morongo Business Park is a master plan Cannabis Business Park located in the light industrial City of Desert Hot Springs, CA. At full buildout it will feature over 200,000 SF of cannabis cultivation, manufacturing, processing, distribution and non-storefront delivery.

Site Amenities

Location: 13310 Little Morongo Rd. Unit 201-206 – (The property is located on the east side of Little Morongo, just North of Two Bunch Pkms. in the city of Desert Hot Springs.)

APN: 633-271-027, 028, 029, 030, 031, 032

Legal Description: PM 37215 - 1, Units 201 - 206

Zoning: I-L (Light Industrial) Allows Cannabis Use

General Plan: I-L (Light Industrial)

Utilities:

- **Electric:** Yes, Southern Cal Edison (**3 Phase/480v/2000 Amp Service**)
- **Water:** Yes, Mission Springs Water District
- **Sewer:** Yes, Mission Springs Water District
- **Gas:** Yes, Southern Cal Edison

Terms: Cash, Financing available with 40% down at 12%

Entitlements: CUP 02-15

Building Features

Building Size: 37,000SF

Current Use: Mixed Light

Column Spacing: 10 ft.

Year Built: 2018

HeadHouse - 10,025 SF

Headhouse Includes:

3 Offices with Security and a Conference Room.

2 Drying Rooms: 1 room is converted to a finished goods testing and storage, can easily be converted to a trim room.

Extraction Lab: Currently used for production. 2 Fume hoods Genie Sci.

Water/Feeding Storage Room: Intact

Packaging and Trim Room: Can trim in dry room in between harvest.

Other: Available for negotiations: 20 head action pac, scale and mezzanine.

GreenHouse - 26,975 SF

Conley's Gable Series 7500LD

Each **5,395 SF** Greenhouse **41 1/2 ft x 130 ft** Section Includes:

Height: 14 ft Under Gutter

Mechanical Ventilation: 4 exhaust Fans, 1 Upper Gable Exhaust Fan with 10 additional exhaust fans

Heat: 2 Modine propane fired unitheater

Evaporative Cooling System with Automated Roll Up Curtain

Retractable Shade System with control panel

Light Deprivation System: flatinternal retractable blackout system

Sidewall/End Wall: Corrugated steel below gutter, Polycarbonate above gutter

Roof: A Frame Corrugated Polycarbonate (solar soft) outside UV treated to allow maximum light diffusion

Other: Guardian PH and EC measurements.



Cultivation Equipment - Negotiable

Grow Lights: 1000W double ended, garden is set up for 545 lights including veg.

Fixed Tables: Supports flower grow space of 27K with 2.4K mom and veg plus 10K canopy.

Security Cameras: 2 servers, 84 exterior and interior cameras, 100% coverage, police access. Meets states and local guidelines.

CO2: N/A | Not practical for greenhouse operations, too much continuous air flow.

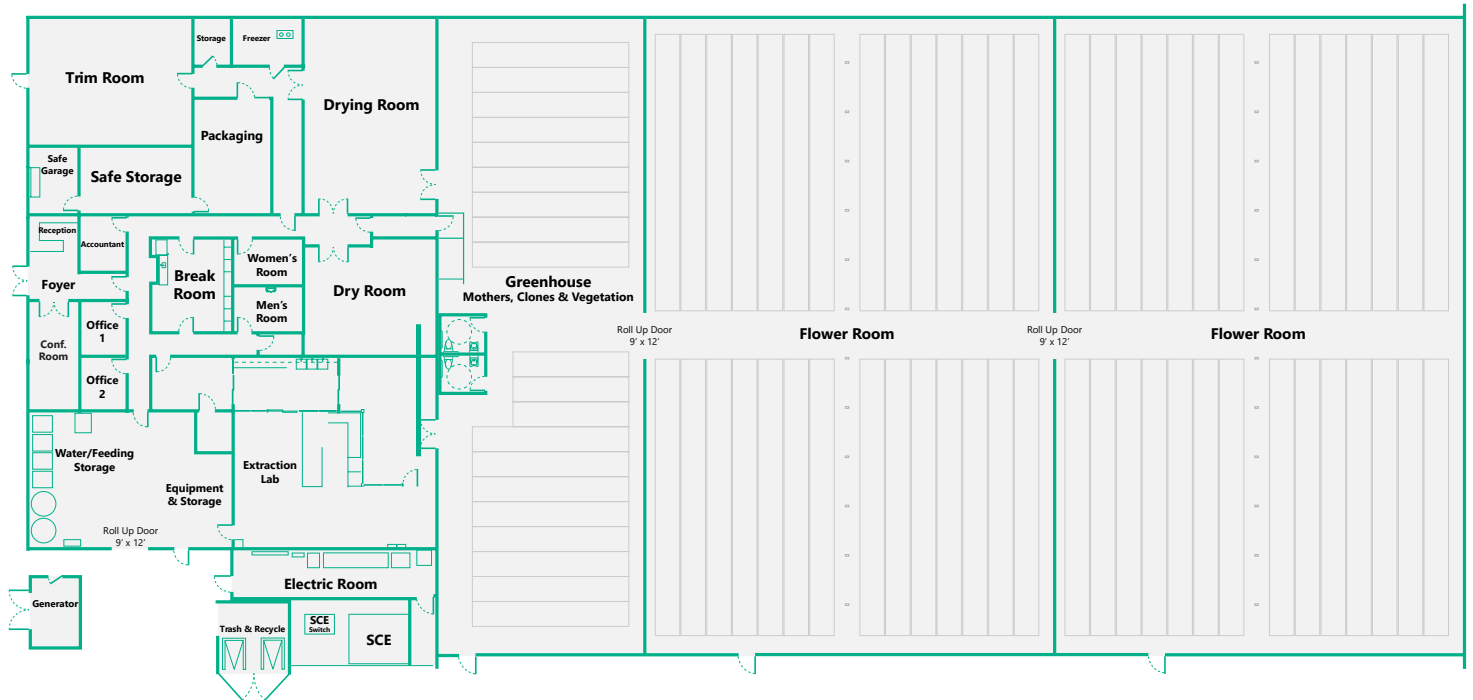
Fertigation System: 1X5K, 1x3K, 2x1.3K storage tanks, new R/O system, dosatron injectors, smart B Controls.



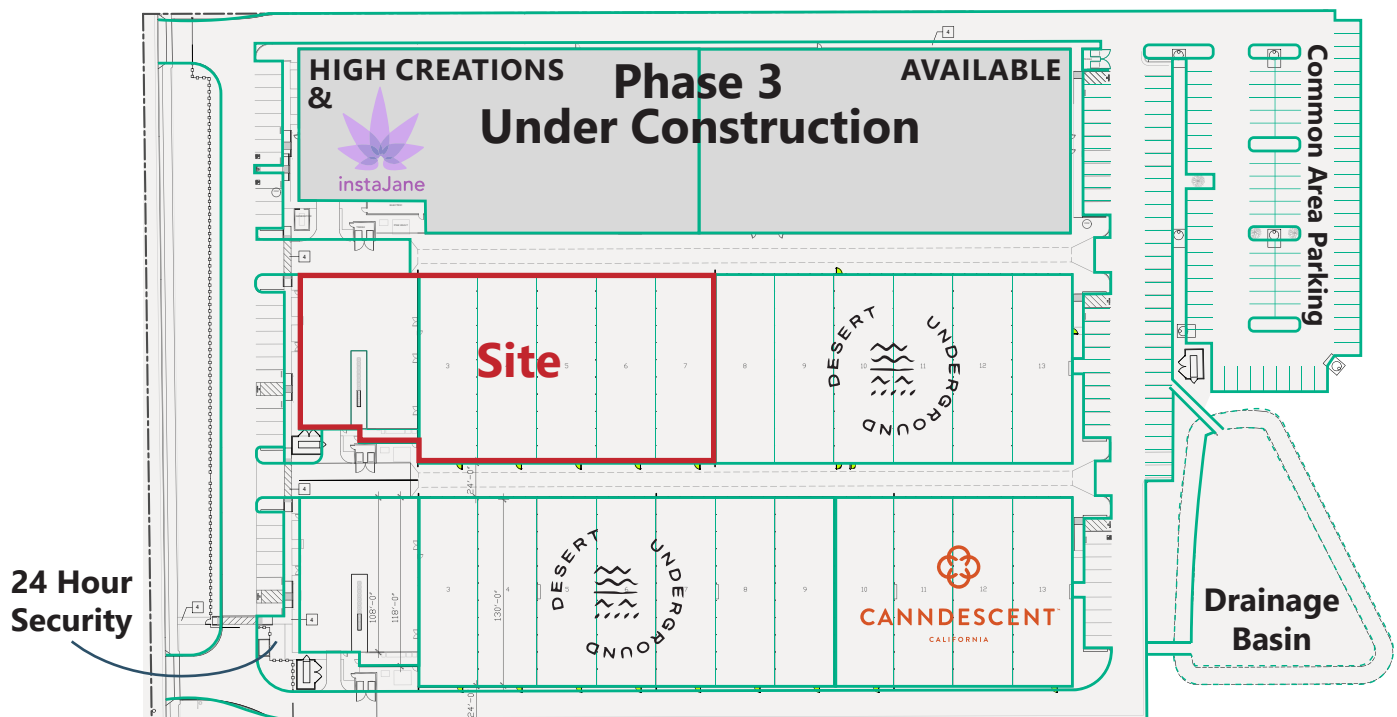
MORONGO BUSINESS PARK

FLOOR PLAN

Floor Plan

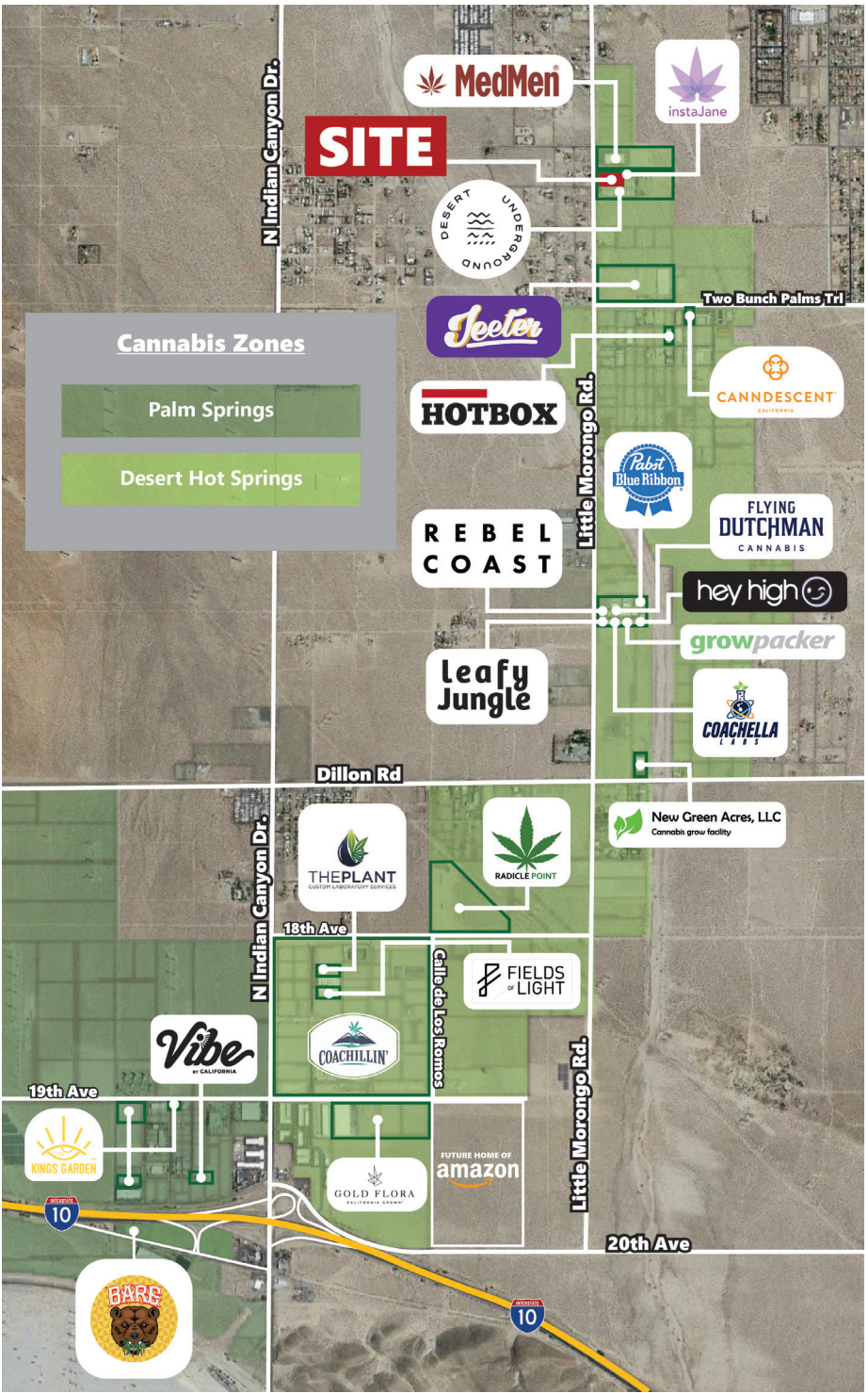


Site Plan



MORONGO BUSINESS PARK

LOCATION/DIRECTIONS



SCAN OR CLICK THE QR CODES



VIRTUAL 3D TOUR & PHOTOS
Walk in and around the property using our custom Virtual 3D Tours.

PROPERTY VIDEO
Take a look at a video of the inside of the property along with square footage.



Location

Desert Hot Springs is in Riverside County and is one of nine cities that make up the Coachella Valley. 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. There's no finer place to live, work, and play.

SOUTHERN CALIFORNIA VICINITY MAP

