



# ROSEWOOD INDUSTRIAL PARK

17,945 SF to 35,890 SF BUILDINGS FOR LEASE, LEASE OPTION, & FOR SALE

**FOR  
LEASE**



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

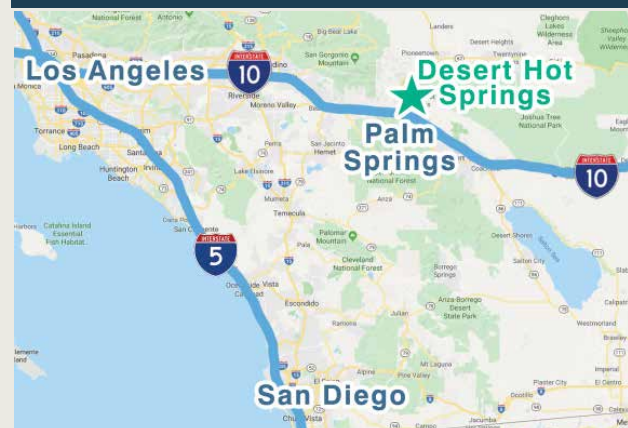
## FEATURES

- (2) 17,945 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 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 - 2<sup>nd</sup> Quarter of 2023
- Financing Available

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

**LEASE RATE:** From \$35,711/mo (\$1.99/SF) NNN

## SOUTHERN CALIFORNIA

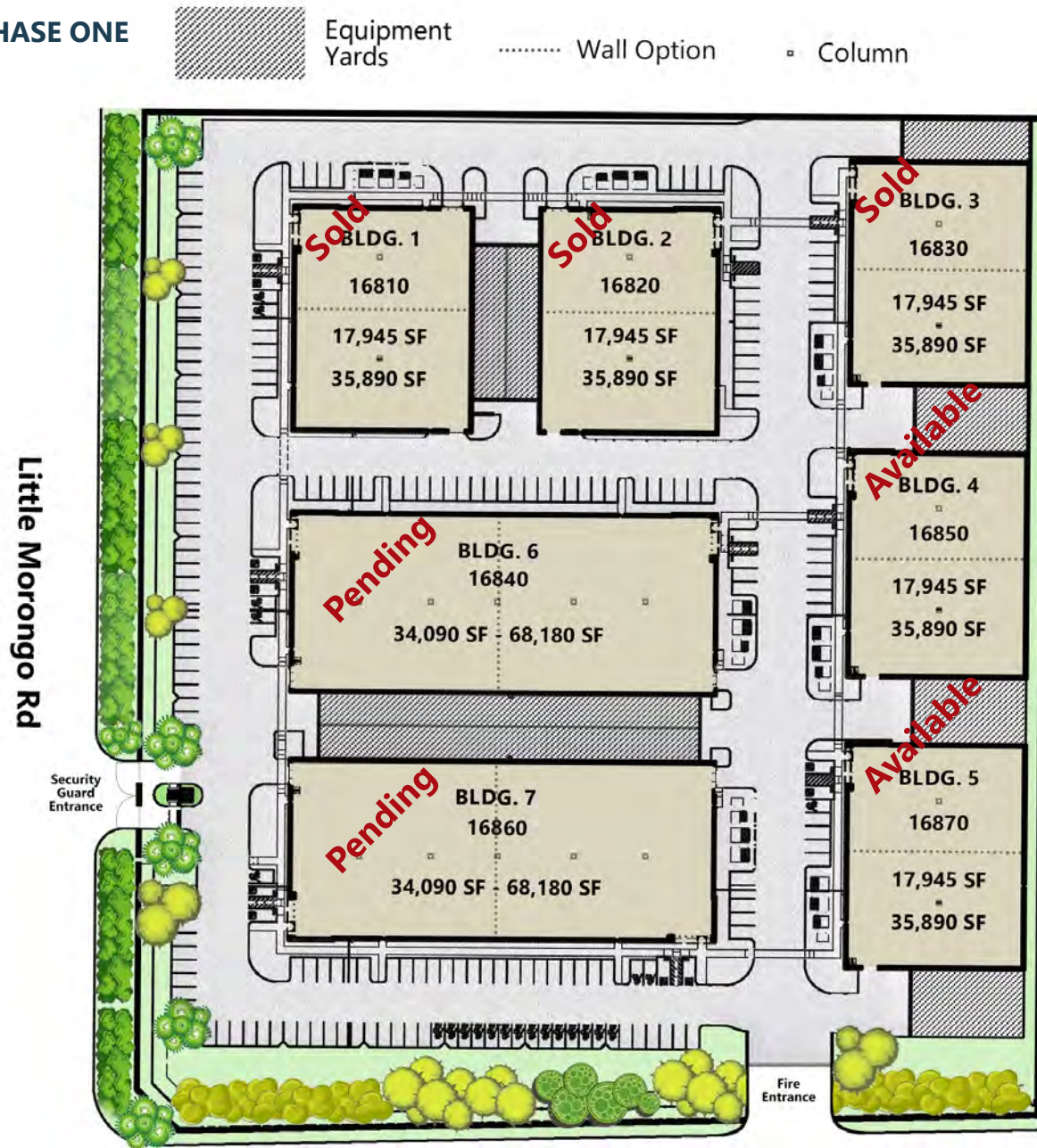


## VICINITY MAP

# ROSEWOOD INDUSTRIAL PARK

## SITE PLAN AND PROJECT OVERVIEW

### PHASE ONE



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

**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'
- **Supporting Heavy Roof Load**

### FOR SALE

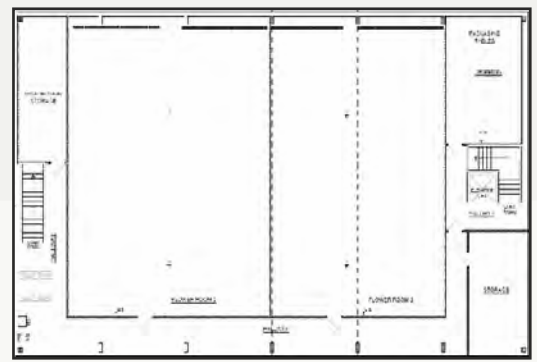
BUILDING #	SF	SINGLE STORY PRICING	Two Story Option	WALL OPTIONS	TWO STORY PRICING	BUILDING DIMENSIONS	POWER
4, 5	17,945 SF - 35,890 SF	\$5,383,500* (\$300/SF)	\$2,153,400* (\$120/SF)	2 units per building	\$7,536,900 (\$210/SF)	120' x 150'	4,000 AMP 480 v 3 phase

### FOR LEASE

BUILDING #	SF	PRICING	BUILDING DIMENSIONS	POWER	ADDITIONAL TERMS
4, 5	17,945 SF - 35,890 SF	FROM \$35,710 - \$71,421/mo NNN (\$1.99/SF)	120' x 150'	4,000 AMP 480 v 3 phase	6 Months Half Rent (\$0.99/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 9.5%! - Lot 3

Purchase Price:	\$7,536,900
Annual Lease Income (\$1.99/SF NNN):	\$8,714,211
CAP Rate:	9.5%

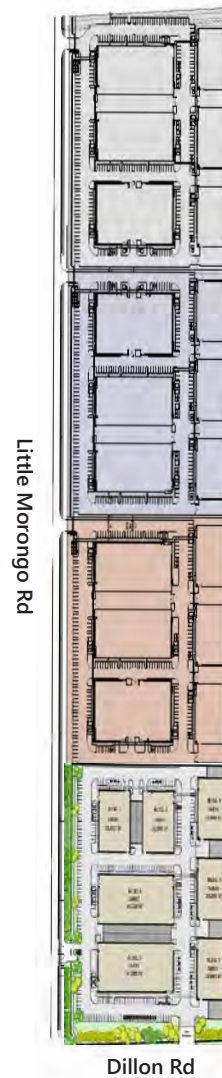
#### Terms

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



# ROSEWOOD INDUSTRIAL PARK

## CANNABIS CORRIDOR / DIRECTIONS



New Plan  
Phase 4

Phase 3

Phase 2

Phase 1