

PHASE III: MORONGO INDUSTRIAL PARK

The New Era of Commercial Cannabis Production



NOW LEASING: LAST BUILDINGS AVAILABLE UNDER CONSTRUCTION - READY SUMMER 2022

Home to Some of California's Leading Cannabis Companies!

Brand New Campus Featuring State-of-the-Art Industrial Warehouse Facilities Designed for Commercial Cannabis Cultivation, Manufacturing & Distribution.

PROJECT OVERVIEW

Morongo Industrial Park is a new state-of-the-art project developed to offer the ultimate business environment for marijuana cultivation and manufacturing. Located in the Light Industrial district of Desert Hot Springs, CA, this development has an approved Conditional Use Permit for unlimited cultivation, manufacturing/processing, and meets all requirements for CA state cannabis business licensing.

Featuring 25 buildings, with the last 7 being delivered in 2022 as the final phase. The business park provides the ultimate opportunity for a business owner to lease and operate a cutting edge new facility in a successful business arena with approved cannabis licensing. Desert Hot Springs is ideally located next to Palm Springs, and has convenient I-10 access to serve all of Southern California.

- **NO CITY TAXES FOR MANUFACTURING & LAB TESTING FACILITIES!**
- **HEAVY POWER WITH AGRICULTURE RATES FROM SCE!**

FINAL PHASE NOW FOR LEASE

- 7 - 16,600 SF "B" type buildings
- Private high security development with 24/7 Armed Guard Service
- **Leasehold Interest includes CUP and city license requirements**
- Engineered Structural Steel buildings offering:
 - Refrigerator-type insulated wall and roof panels
 - 3 Phase/480V high output power
 - Solar-panel ready roof systems
 - 1,600 AMP Switchgears installed at each building
 - Tall clearance heights
 - 12' overhead doors and freight elevator lifts included
 - Armed guard service & security lighting/cameras included
 - City Water and Advanced Treatment Sewer System
- Compliant with Desert Hot Springs business requirements
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Located at 15850 Little Morongo Rd. in the City of Desert Hot Springs, CA.



Join So Cal's largest cannabis master community with 25 buildings and more than 422,000 SF of operating space. Each building is approved for all primary cannabis use within California



AVAILABLE FOR SALE OR LEASE

LEASE TERMS STARTING AT \$2.50/SF NNN—10 YEAR TERM w/Extension Options

SALE PRICES STARTING AT \$255/SF = \$4,200,000



KEY FEATURES:

- Custom Steel Fabrication
- Insulated Wall Panels
- Walls—R25 Insulation
- Roof—R41 Insulation
- Heavy Power - 1,600 Amps
- Loading Bays w/ 12' OH doors
- Fire Sprinklers
- City Water / Private Sewer
- 24/7 Armed Guard Security
- Approved State Licensed Facility
- Cannabis CUP Included
- Plentiful Parking—Overflow Lot

