



MORONGO INDUSTRIAL PARK - FINAL PHASE

16,460 SF BUILDINGS FOR SALE/LEASE



15850 LITTLE MORONGO RD, DESERT HOT SPRINGS, CA

FEATURES

- (7) - 16,460 SF Buildings Available in Final Phase
- Brand New Construction
- Heavy Power - 1,600 AMPS 3 Phase 480V
- Low POA Including 24-hr Security: \$0.22/SF
- No Manufacturing Tax in Desert Hot Springs
- Low Agricultural Rates from SCE for Cultivation
- T.I. Ready To Start - Approved Plans Available
- Ideally Located Next To Palm Springs with Convenient 1-10 Access To Serve Southern California
- Flexible Lease Terms
- Financing Available

ASKING PRICE: \$4,200,000 (\$255/SF)

LEASE RATE: \$28,805/MO (\$1.75 /SF NNN)



MORONGO INDUSTRIAL PARK

SITE PLAN & PROJECT OVERVIEW



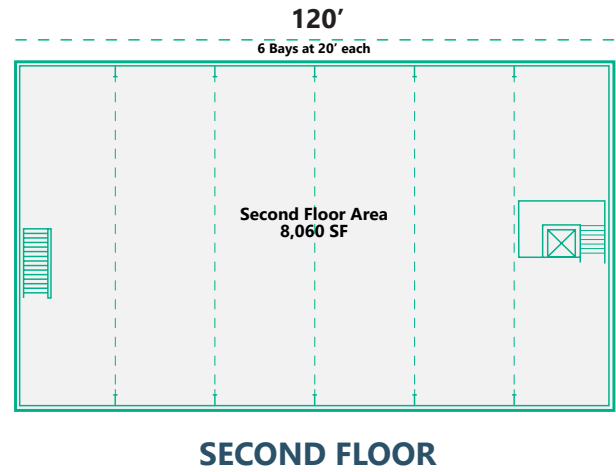
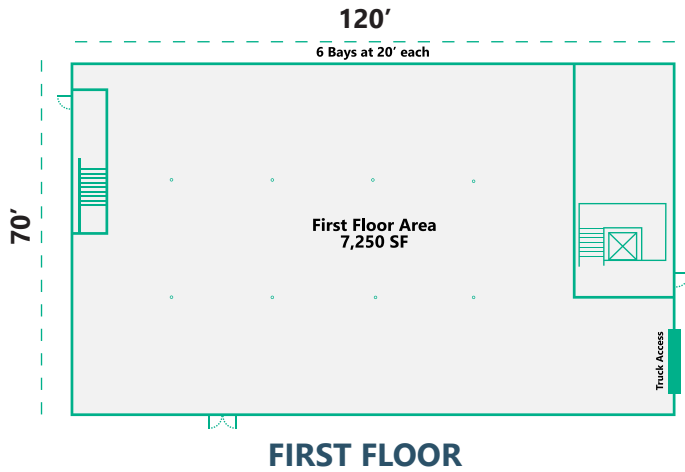
Project Overview

Morongo Industrial Park is a new state of the art project being developed to offer the ultimate business environment for cannabis cultivation and manufacturing. Located in the Light industrial district of Desert Hot Springs, CA, with convenient I-10 access to serve all of Southern California this development has an approved Conditional Use Permit for unlimited cultivation, manufacturing, processing, and meets all

requirements for CA state cannabis business licensing. Morongo Industrial Park features 25 free standing buildings totaling 422,731 SF. The business park provides the ultimate opportunity for a business owner to own and operate a new cutting edge facility without the expense or timely process of developing and building on raw land.

MORONGO INDUSTRIAL PARK

BUILDING PLANS & PRICING INFO

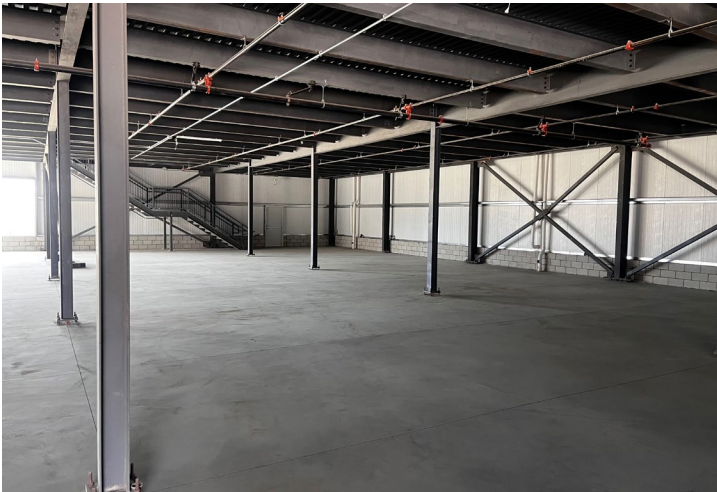


BUILDING INCLUDES

- **Refrigerator-Type Insulated Wall and Roof Panels**
 - R25 Wall Insulation
 - R41 Roof Insulation
- **Finished Interior Wall Panels**
- **Fire Sprinklers**
- **Ceiling Heights: 1st Floor:**
Min 12'3", 2nd Floor: 12'-14'
- **Heavy Power - 1,600 AMPS 3 PHASE 480V**
- **Loading Bays w/ 12' Overhead doors**
- **Solar Power Ready Roof System**
- **Industrial Elevator/Freight Lift**
- \$37,000 Allowance
- **Custom Steel Fabrication**

SITE AMENITIES

- **Land Use Zoning:** I-L (Light Industrial, Allows Cultivation & Manufacturing)
- **APN:** 665-080-012,013
- **Utilities:**
 - Electric: Southern Cal Edison
 - Power - 480V 3 Phase
 - B Buildings 1600 Amps
 - Switchgears Installed At Each Building
 - Water: City Water and Advanced Treatment Sewer System
- **Highest and Best Use:** Cannabis Cultivation, Manufacturing and Distribution
- **POA:** \$3,621 (\$0.22/SF Estimate) Includes 24-Hr Security
- **CUP #25-17:** City CUP Cultivation Permit Included With Purchase Compliant with Desert Hot Springs Business Requirements
- **Complete Due Diligence Package Including Building Plans Available**



PRICING INFO

TYPE	SIZE	PRICE	PRICE SF	ADDITIONAL TERMS
SALE	16,460 SF	\$4,200,000	\$255	New Buildings Now Available Cannabis Financing Available Seller With Carry 15% 2 nd TD Call For Details
LEASE	16,460 SF	\$28,805 NNN	\$1.75 NNN	New Buildings Now Available \$0.25 Increases For 3 Years Flexible Lease Terms 3 Months Free Rent



MORONGO INDUSTRIAL PARK

FINAL PHASE INFORMATION

Cannabis Zones

- Palm Springs
- Desert Hot Springs

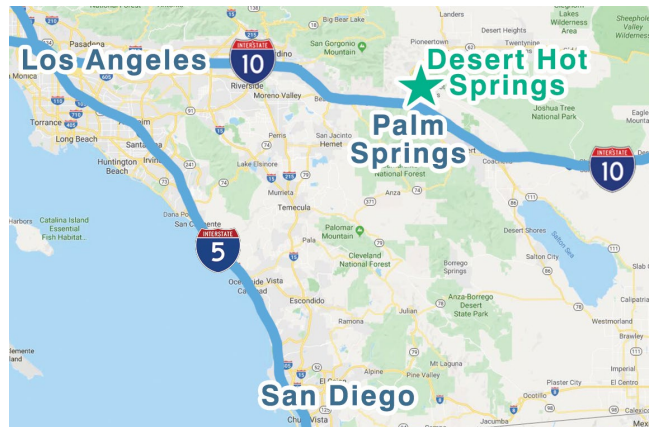
SITE

B-8 B-10 B-12 B-14
B-7 B-9 B-11



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.

CLICK OR SCAN THE QR CODE FOR PROPERTY DIRECTIONS TO MORONGO INDUSTRIAL PARK



For More Information Visit: CalCannabisRealtors.com/business-parks/morongo-industrial-park