

**C.U.P. FOR
CANNABIS CULTIVATION**

BADDOUR & ASSOCIATES
COMMERCIAL REALTORS

FOR SALE OR LEASE

22,800 SF INDUSTRIAL BLDG



- ◆ **Lease Price \$22,800 Mo (\$1.00PSF) NNN**
- ◆ **Sale Price \$4,104,000**
- ◆ 65089 San Jacinto Ln., Desert Hot Springs
- ◆ 22,800 SF Metal Building Steel Beams
- ◆ Approved CUP for cultivation, manufacturing, extraction, and distribution. with City of DHS.
- ◆ Planned Freezer Panel with 3 tiered Racking system
- ◆ Plan calls for 7 grow rooms with 1344 lights in 3 layers and 1 Veg room with 138 total lights.
- ◆ Clear height approx. 19', center beam 24'
- ◆ Built approx. 2006
- ◆ APN # 665-030-030
- ◆ Parking 20+ spaces, property gated
- ◆ Zoned I-L for Cannabis-related uses
- ◆ Electric upgrade in process
- ◆ 54,886 SF (1.26 Ac) Lot
- ◆ Fire Sprinklers
- ◆ Two Roll-up Doors
- ◆ Bathroom and office in place
- ◆ Some insulation Some AC
- ◆ Building Plans are approved from DHS

