

FOR SALE OR LEASE

65401 TWO BUNCH PALMS
DESERT HOT SPRINGS, CA



For Lease: \$2.50 psf NNN
For Sale: Price not disclosed

- ◆ 40000 sf Cannabis cultivation building
- ◆ Built in 2019
- ◆ Connected to sewer
- ◆ 4000 Amps 480 Three phase
- ◆ 525 Tons of HVAC
- ◆ 925 grow lights 275 veg lights
- ◆ Room for a minimum of 20000 sf. expansion
- ◆ Located in the heart of the Desert Hot Springs Cannabis area.
- ◆ No tax for manufacturing
- ◆ CO2 tank
- ◆ More details on page two



Building features

- ◆ 39551 Sq. Ft. Bldg. blt in 2019
- ◆ Two Stories
- ◆ 8 grow rms w/approx. 100 lights per room
- ◆ Custom built trays for each room
- ◆ 925 Gavita dbl end lights in grow rooms
- ◆ 275 LED lights in the veg room
- ◆ 2 dry rooms
- ◆ Upstairs office, boardroom, staff room
- ◆ 2 downstairs offices
- ◆ 5 bathrooms
- ◆ 525 tons of HVAC
 - 16– 10 ton units with reheat coils downstairs
 - 22- 10 ton units upstairs
 - 26- 5 ton units
 - Reheat coil for dehumidification on 22 units
- ◆ 4000 AMP 480 volt 3 phase power
- ◆ Fertigation system
- ◆ 10 Gal RO system 5000 gal Storage Tank
- ◆ 14 Ton CO2 tank
- ◆ 80 Security cameras
- ◆ Clear height 11'
- ◆ 2 ground level & 2 second floor rollup doors

Site amenities

- ◆ APN # 665-030-058
- ◆ CUP # 23-16 City of Desert Hot Springs
- ◆ Parking 44 spaces, property gated
- ◆ Sewer MSWD– Connected
- ◆ Remaining land for phase 2 available for an additional 20,000 sf.

FOR SALE OR LEASE

**65401 TWO BUNCH PALMS
DESERT HOT SPRINGS, CA**



The property is outfitted for cannabis cultivation and distribution only needing a few items to customize to your grow to be fully functional. It was previously leased and producing cannabis. It is located near Jeeters, Candescant, Hot Box, MedMen, Dream Fields, Coachillin park, and Desert underground to name a few. It's only 2 miles from Hwy 10 in the city of Desert Hot Springs. Desert Hot Springs is a cannabis friendly city. There is no tax on manufacturing. Desert Hot Springs is only two hours from Los Angeles and San Diego.

Additional information regarding the city's rules is available at www.cityofdeserthotsprings.org

Plans and additional information are available.