DESERT HOT SPRINGS BUSINESS PARK

9.66 ACRES PRIME COMMERCIAL/INDUSTRIAL LAND

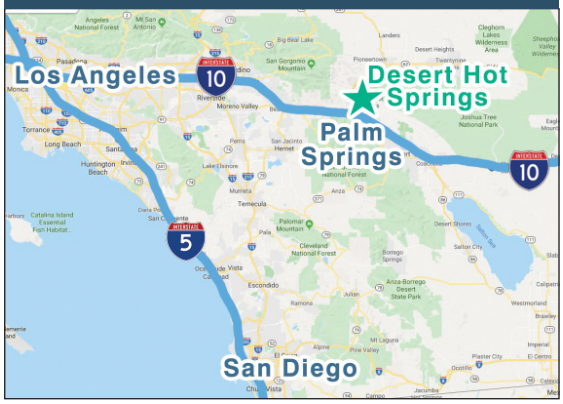


S DILLON RD & W OF LITTLE MORONGO RD, DESERT HOT SPRINGS, CA

FEATURES

- This 9.66-acre parcel offers a unique blend of commercial and industrial zoning
- Previously approved (expired CUP 21-11) for a 4,000 sq. ft. retail pad and 273,136 sq. ft. of light industrial/cannabis warehouses
- Prime Industrial Growth Area just north of Amazon's new 650,000+ sq. ft. distribution center currently under construction
- Business-Friendly City: Desert Hot Springs offers fast approvals, with an average 10-day turnaround on plan checks
- Sale includes all available studies, reports, survey and plans

SOUTHERN CALIFORNIA



VICINITY MAP

ASKING PRICE: $750,000 ($1.78 SF)

REDUCED FROM $1,356,894 ($3.50/SF)

Desert Pacific PROPERTIES, INC. COMMERCIAL REAL ESTATE

10/28/26 SA



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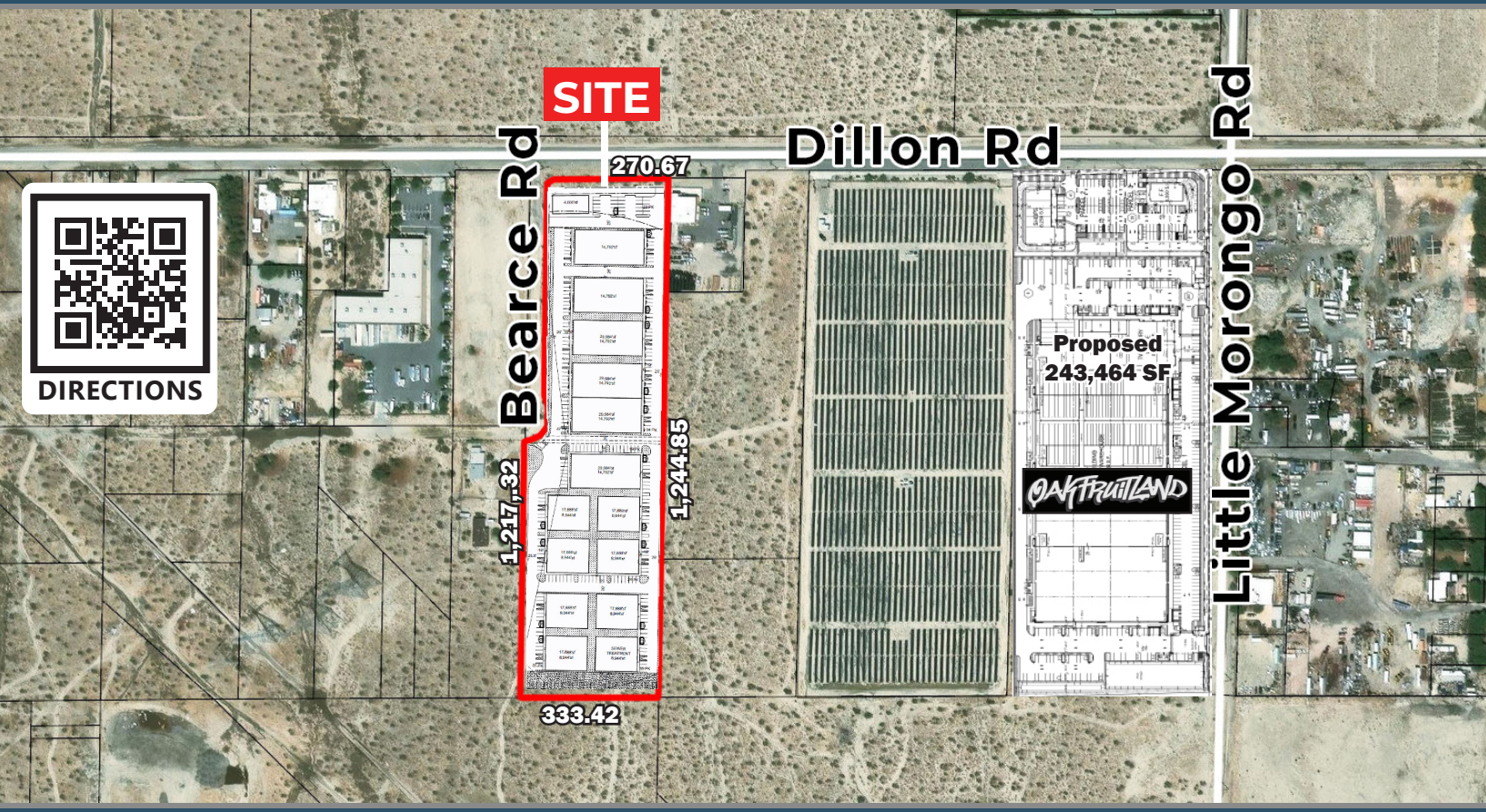
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9.66 ACRES ZONED INDUSTRIAL

AERIAL & SITE AMENITIES

Desert Pacific PROPERTIES, INC. COMMERCIAL REAL ESTATE



Directions: From I-10 traveling east exit Indian Canyon Dr. & take a left (north). Travel 1 1/4 miles to Dillon Rd., turn right (east) on Dillon Rd. The property is on your right. SEC Dillon Road and Bearce Road, Desert Hot Springs.

SITE AMENITIES

- **Location:** The property is located on the South side of Dillon Rd., just West of Little Morongo Rd. in Desert Hot Springs.
- **Zoning:** I-L (Light Industrial) & C-G (General Commercial)
- **Allows:** Manufacturing, Warehouse, and Cannabis uses
- **General Plan:** Industrial
- **APN:** 666-440-001, 002
- **Parcel Size *(According to County Assessor's Information)*:** 9.66 ac Gross / 8.9 ac Net
- **Utilities:**
  Electric: On Dillon (SCE)
  Domestic Water: 12" line on Dillon & 8" line across the middle of property(Mission Springs)
  Sewer: Little Morongo/Dillon Rd.
- **Flood Zone:** Yes, 500 Year Zone
- **Earthquake Fault Zone:** No
- **Topography:** Flat
- **Terms:** Cash
- **Comments:** Approved for 273,136 SF of light industrial cultivation warehouses.

STUDIES

- Air Quality & Green House Study
- Topography Map
- Precise Grading Plan
- Soil Report
- Hydrology Report
- Water Quality Management Plan
- Site Plan With Drain Location
- Storm Water Plan
- Initial Study & Mitigated Negative Declaration
- CEQA Study (CA Environmental Quality Act)
- Dust Control Plan
- Geo-technical Report
- Noise Impact Study
- Will Serve Letter
- Waste Water Facility Strategic Plan

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.