

PRIME 3.14 ACRE INDUSTRIAL OPPORTUNITY

DESERT HOT SPRINGS, CA



NEC CABOT RD & SAN JACINTO LANE, DESERT HOT SPRINGS CA

FEATURES

- Expired CUP #18-16, 2 - 36,000 sq. ft. industrial building
- Previously sold in 2017 for \$1,500,000
- Ideally located just minutes from downtown Desert Hot Springs
- Close proximity to Interstate 10 access, to serve all of Southern California
- Located in the Desert Hot Springs Industrial Park
- Priced to sell

ASKING PRICE: \$199,999 (\$1.46/SF)
 REDUCED FROM \$275,000 (\$2.01/SF)



VICINITY MAP



PAULA TURNER
 DRE #00702492
 paula@dppllc.com
 Direct: 760.766.0511
 Cell: 760.578.6564



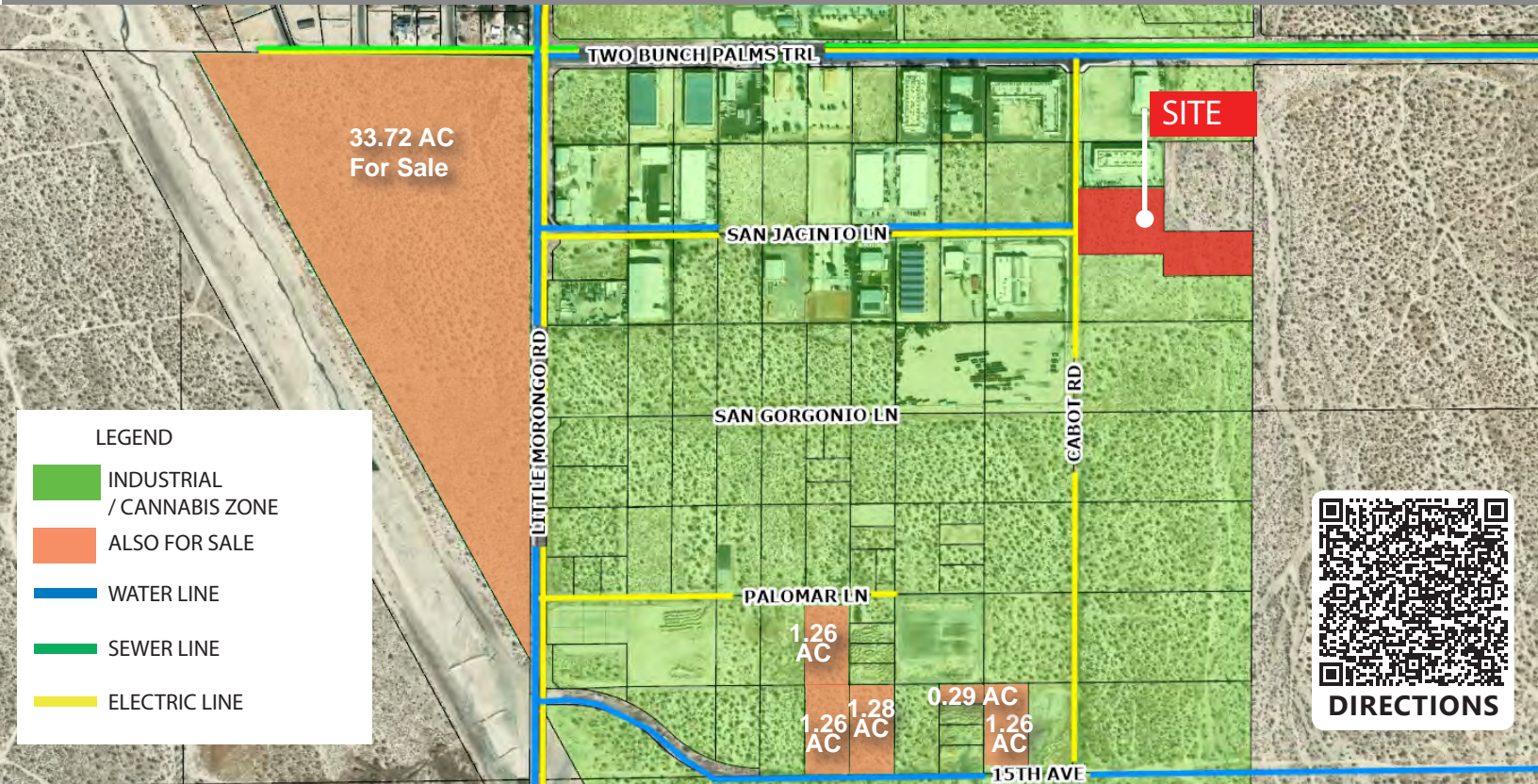
REBECCA RAMIREZ
 DRE #02050799
 rebecca@dppllc.com
 Direct: 760.766.0517



SELENE ALONSO
 DRE #01483049
 selene@dppllc.com
 Direct: 760.766.0513

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AERIAL & SITE AMENITIES



Directions: From I-10 traveling east, exit on Indian Canyon Dr. and take a left (north). Travel 1 1/4 miles to Dillon Rd., turn right (east) on Dillon Rd. Travel 1 mile to Little Morongo Rd., take a left (north) on Little Morongo Rd. and travel 1 mile to Two Bunch Palms. Turn right (east) on Two Bunch Palms to Cabot Rd. Turn right (south) on Cabot Rd. Property is approx. 500 feet on the left (east).

SITE AMENITIES

Location: The property is located at the north east corner of Cabot Rd. & San Jacinto Ln. in the City of Desert Hot Springs, CA

Zoning: I-L Light Industrial

General Plan: I-L Light Industrial

APN: 665-030-066

Parcel Size (According to County

Assessor's Information): 3.14 acres

Utilities: Sewer: Two Bunch Palms Trl

Electric: Cabot Rd.

Water: Two Bunch Palms & at the end of San Jacinto Lane

Highest & Best Use:

Flood Zone: Yes – 100 Year (east portion of property located in the Big Morongo wash)

Earthquake Fault Zone: No

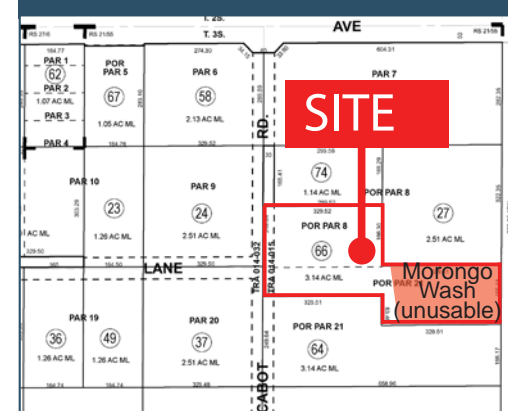
Topography: Flat

Multi-Species: No

Terms: Cash

Comments: The previous CUP was approved for four (4) two story building containing approx. 36,000 s/f each.

APN MAP



AVAILABLE STUDIES + PLANS

Tentative Parcel Map 37065

CUP's 09-15, 01-16, 18-16, 19-16

760.766.7000 | DesertPacificProperties.com | 78-100 Main Street, Suite 206 La Quinta, CA 92253

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.