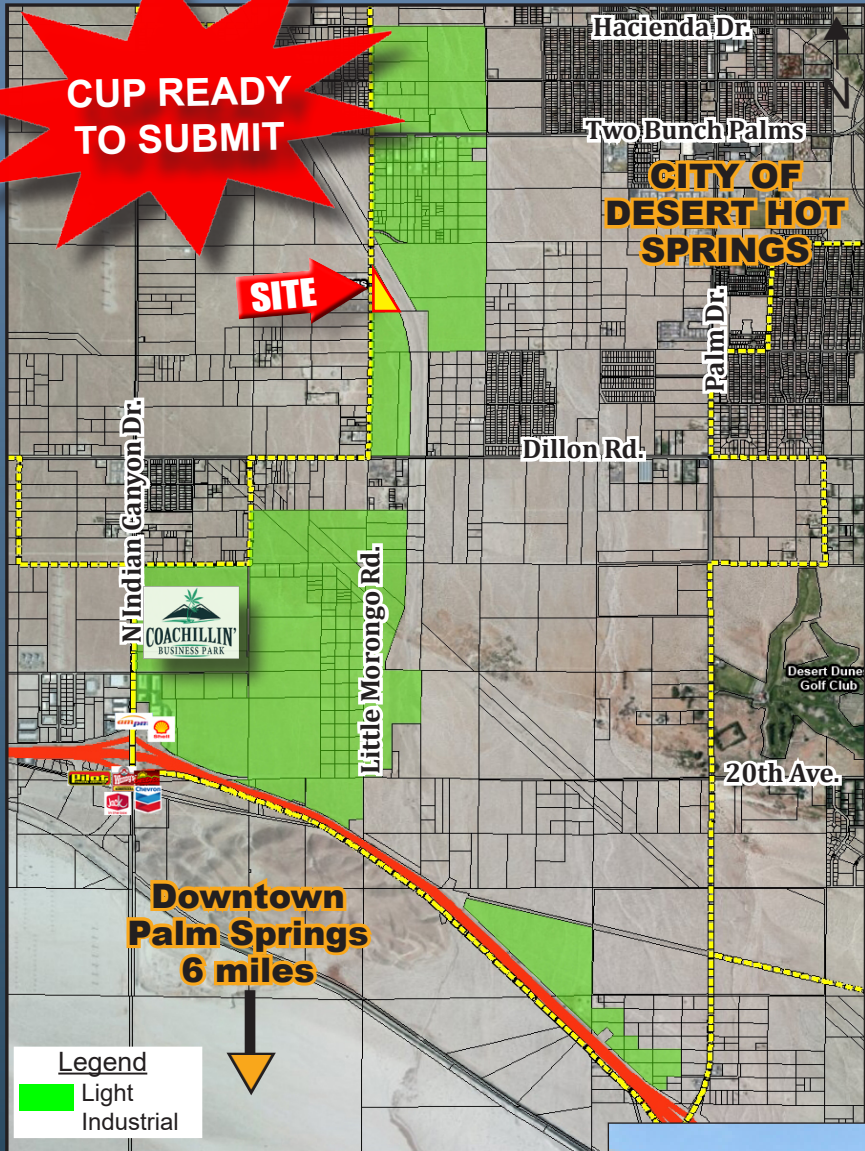


DHS Research & Development Park 7.83 acres - Little Morongo Rd.

Desert Hot Springs, CA

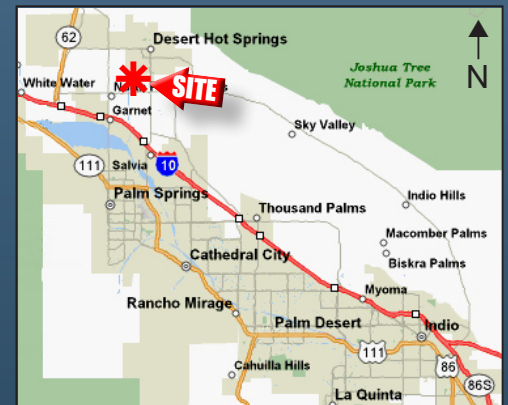


**CUP READY
TO SUBMIT**



FEATURES:

- Over \$120k value added environmental studies, engineering, and architectural drawings included in the purchase price.
- The proposed project consists of 10 free standing buildings, ranging from 6,026 to 24,848 s/f which total approximately 116,375 net rentable s/f
- Subject property is a Medical Cannabis Cultivation Condominium Project being developed to provide facilities for the cultivation of medical grade cannabis for the expanding medical needs of California patients
- Secured, walled, gated environment and armed gate guard 24/7
- Proposed Tentative Parcel Map 37138
- Asking: **\$1,100,000** (\$3.22 per sq.ft.)
Just reduced from \$1,500,000



Vicinity Map

*East of Little Morongo Rd.
Desert Hot Springs*



172100
revised 05/19/17cg

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DISCLAIMER: The information above 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. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

PROPOSED SITE PLAN

(7.83 ac East Little Morongo Rd./North Dillon Rd., Desert Hot Springs)



- STUDIES**
- Conceptual Grading Plan
 - Preliminary Hydrology Study
 - Tentative Parcel Map 37138 for condominium purposes
 - Water Quality Management Plan (WQMP) Site Plan
 - Preliminary Site Plan by Garland -Lujan & Associates
 - Preliminary Title Report with plotted Easements



Site Amenities

- ◆ **Location:** The property is located on the east side of Little Morongo Rd., just north of Dillon Rd. in the city of Desert Hot Springs.
- ◆ **Land Use Zoning:** Light Industrial (I-L)
- ◆ **APN:** 665-080-006, 008
- ◆ **Parcel Size:** 8.49 gross acres/7.83 net acres
- ◆ **Utilities:** Electric to site;
Water - 16" line on Little Morongo Rd.
- ◆ **Highest and Best Use:** Medical Marijuana Cultivation & Manufacturing Facility
- ◆ **Terms:** Cash
- ◆ **Earthquake Fault Zone:** No
- ◆ **Multi Species:** No
- ◆ **Flood Zone:** Yes, 100 year zone
- ◆ **Topo:** Flat
- ◆ **Directions:** From I-10 traveling east exit Indian Canyon Dr. and take a left (north). Travel 1 1/4 miles to Dillon Rd., turn right (east) on Dillon Rd. to Little Morongo Rd. Turn left (north) on Little Morongo Rd. approx. 3/4 mile to site. The property is on your right (east).
- ◆ **Comments:** DHS Research & Development is a proposed Industrial park development to provide facilities for the research, development & cultivation of medical-grade cannabis for the growing medical industry needs of California.