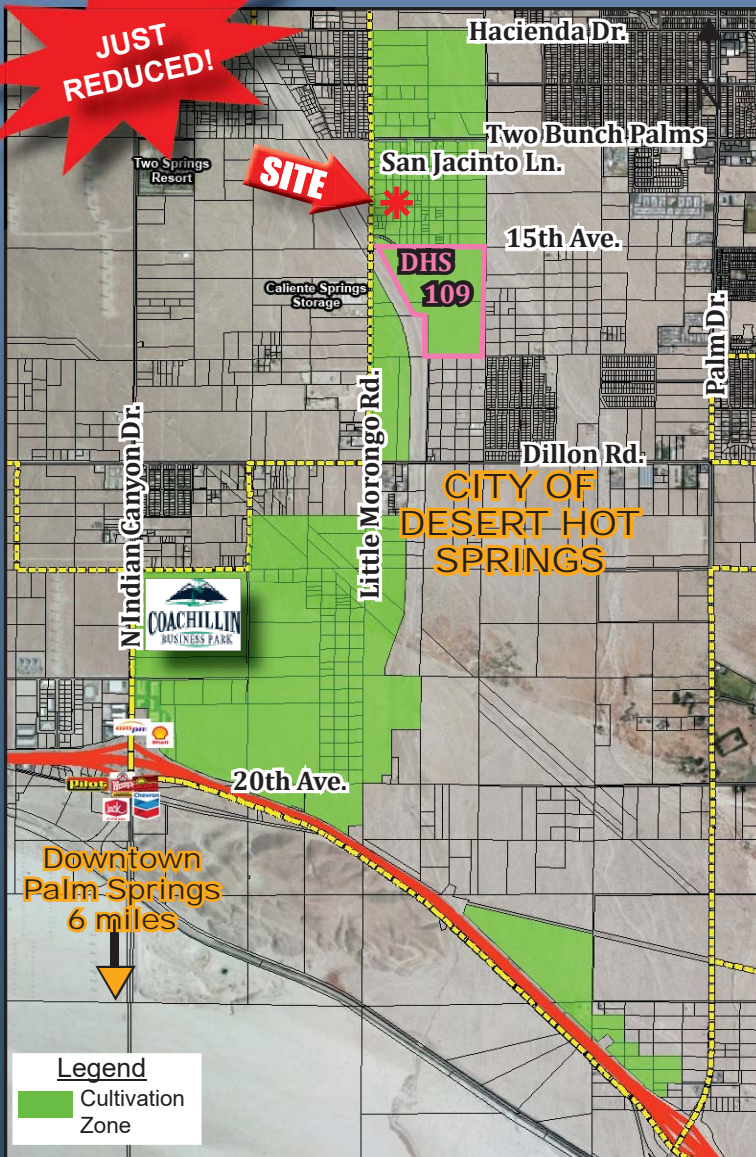


# 1.26 acre N San Gorgonio Zoned Industrial for Cultivation

## Desert Hot Springs, CA



JUST  
REDUCED!



N San Gorgonio, E Little Morongo Road  
Desert Hot Springs, CA

### FEATURES:

- Desert Hot Springs is the #1 location in Southern California with over 1400 acres zoned for unlimited cannabis cultivation, extraction and manufacturing with CUP
- Ideally located next to Palm Springs and has convenient I-10 access to serve all of Southern California.
- Located in the Desert Hot Springs Industrial Park
- 4 C.U.P.'s currently approved on San Gorgonio Lane
- Asking Price: \$230,000 (Reduced from \$250,000)



Site Plan on Reverse  
For further information, please contact:

172154  
revised 6/15/18ks

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CalCannabisRealtors.com We Help You GROW!

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.



# City of Desert Hot Springs Industrial Land Use

(1.26 ac San Gorgonio Lane/East Little Morongo Road)

### Legend

- C.U.P. Growing
- C.U.P. Under Construction
- C.U.P. Approved
- C.U.P. Pending

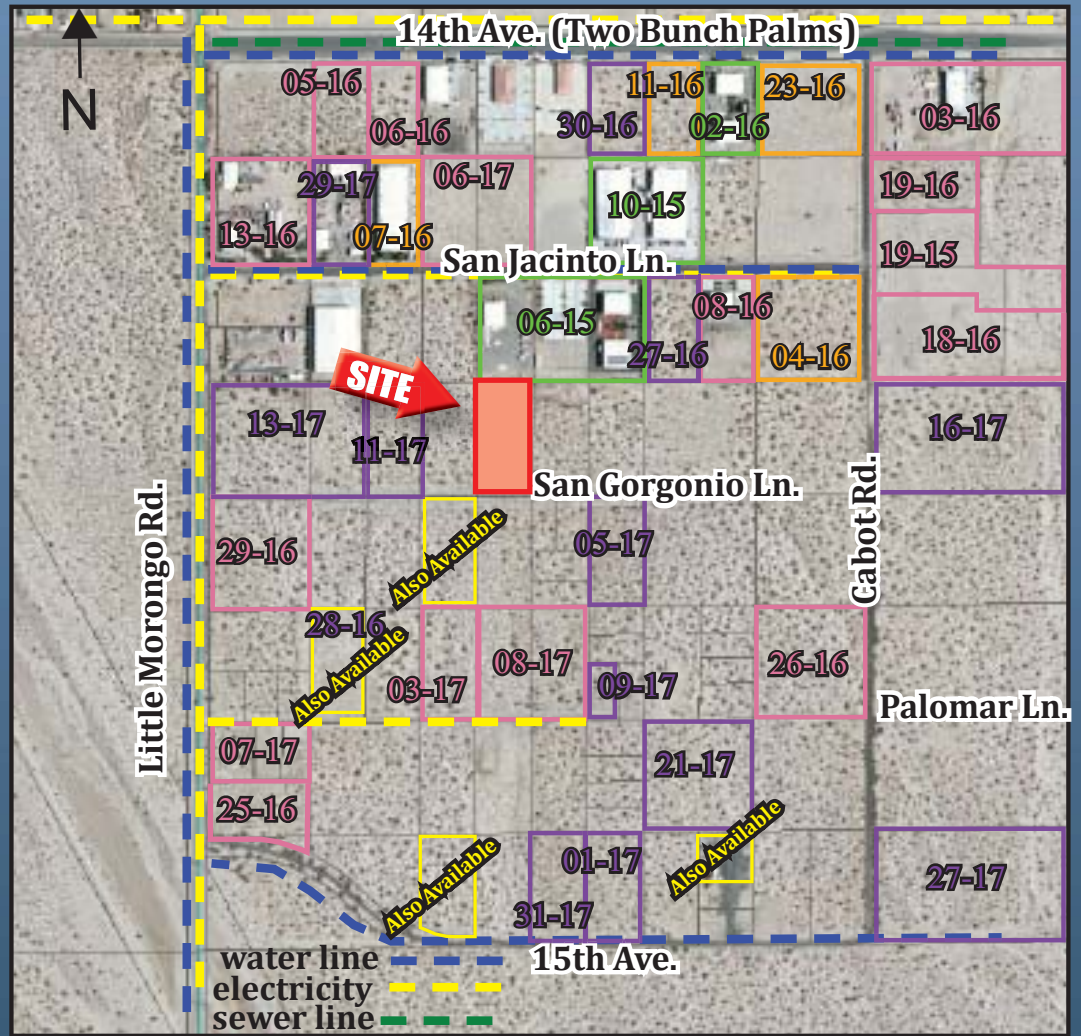
water line ---

electricity ---

sewer line ---

Coming Soon

gas line ---



## Site Amenities

- ◆ **Location:** The property is located on the north side of San Gorgonio Lane and 850 feet east of Little Morongo Rd., in the city of Desert Hot Springs.
- ◆ **Land Use Zoning:** I-L (Light Industrial)
- ◆ **APN:** 665-030-043
- ◆ **Parcel Size:** 1.26 acres (165' x 338')
- ◆ **Utilities:** Water and Electric on Little Morongo Rd
- ◆ **Highest and Best Use:** Cannabis Cultivation & Extraction
- ◆ **Earthquake Fault Zone:** No
- ◆ **Multi Species:** No
- ◆ **Flood Zone:** Yes, 100 year zone
- ◆ **Topo:** Flat
- ◆ **Terms:** Cash; Provide Proof of Funds with Offer
- ◆ **Comments:** Annual tax of \$25 per square foot for the first 3,000 square feet, and then \$10 per square foot for the remaining space.
- ◆ **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. Travel 1 mile to Little Morongo Rd., take a left (north) on Little Morongo Rd. and travel 1 mile to San Gorgonio Lane. Turn right (east) on San Gorgonio Lane. Property is 850 feet in on the north side of San Gorgonio Lane.

