

7,687 sf Industrial Buildings Zoned for Cannabis Cultivation

Cathedral City, CA

Desert Pacific
PROPERTIES, INC.
CANNABIS REAL ESTATE

**Just
Reduced!**

**CUP
PENDING**



36-099 & 36-111 Cathedral Canyon Dr. • Cathedral City, California

FEATURES:

- 2 Buildings: 36-111 is 3,916 sf; 36-099 is 3,771 sf. Each has a 900 sf office
- C.U.P. 17-030 - Initial Review Complete. Proposed 2nd story totalling 18,000 s/f. Includes office, storage, packaging, extraction room, medical cannabis kitchen, restrooms, and a processing room
- Each building has 600 amps, 3 phase power
- Excellent mid-valley location on Cathedral Canyon Drive just North of Perez Rd. Easy access to all Desert Cities.
- Zoned I-1 (Light Industrial), which allows for cannabis cultivation, manufacturing, transportation, distribution and dispensary
- **Asking Price:** \$1,500,000 (\$195/sf)
- **Lease Rate:** \$1.95 s/f NNN



For further information, please contact:

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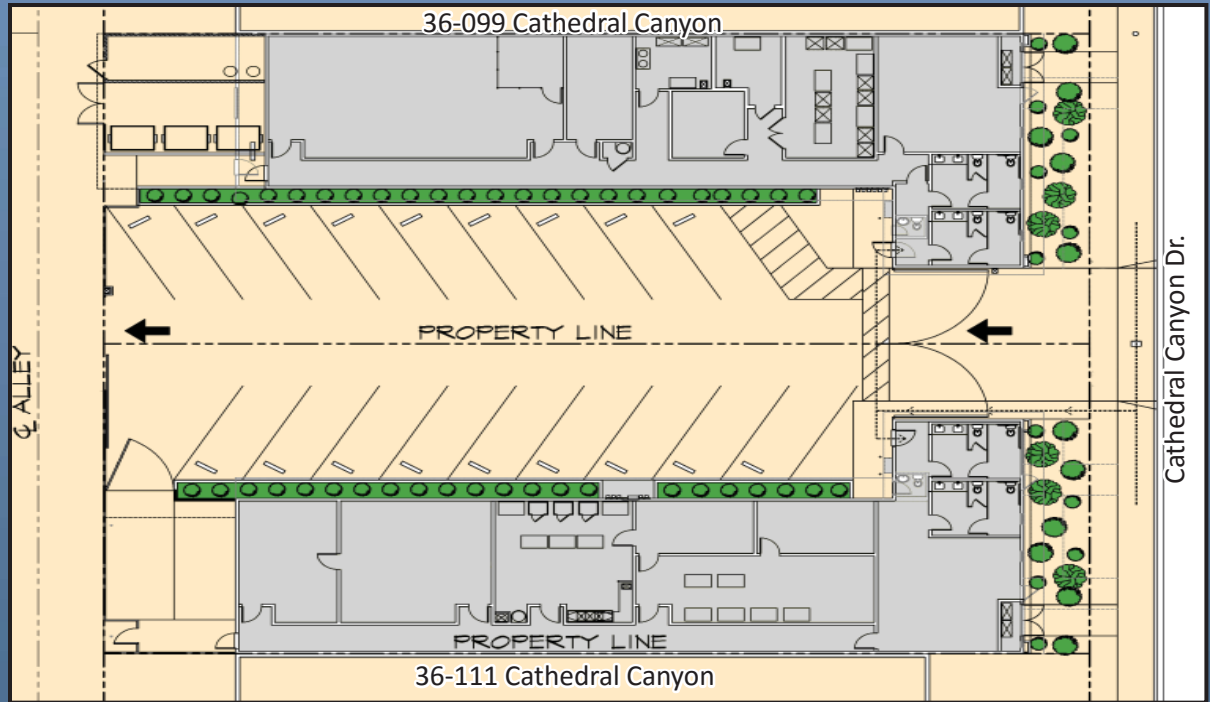
CUP 17-030

36-099

Building: 3,771 sf
Lot Size: .21 acre
Parking: 9 spaces

36-111

Building: 3,916 sf
Lot Size: .21 acre
Parking: 9 spaces



Site Amenities

- ◆ **Location:** 36-099 and 36-111 Cathedral Canyon Dr., Cathedral City. Property is located on the west side of Cathedral Canyon Drive, just north of Perez Road in Cathedral City.
- ◆ **Building Size:** Total 7,687 sf: 36-111 is 3,916 sf, 36-099 is 3,771 sf
- ◆ **City Licensing:** Each building has a City license for manufacturing, distribution, and transportation. Expires 1/2/2019
- ◆ **State Licensing:** Each building has a temporary manufacturing license for volatile solvent extraction through the state of California. Expires 5/8/2018
- ◆ **Ceiling Height:** 12 feet
- ◆ **Land Use Zoning:** I-1 (Light Industrial, allows dispensary, cultivation, manufacturing, transportation, & distribution)
- ◆ **APN:** 687-074-005, 006
- ◆ **Utilities:** All utilities to site.
Electric - 600 Amps, 3 Phase Power
- ◆ **Construction:** Concrete / Block
- ◆ **Year Built:** 1978
- ◆ **Current Use:** 3 Month to Month Tenants
- ◆ **Highest and Best Use:** Cannabis Cultivation & Manufacturing
- ◆ **Earthquake Fault Zone:** No
- ◆ **Terms:** Cash; Provide Proof of Funds with Offer
- ◆ **Directions:** From I-10 traveling east exit N Gene Autry Trail. Travel approximately 5 miles. Turn left (east) on Dinah Shore Dr, travel approximately 1 3/4 mile. Turn right (south) on Cathedral Canyon Drive, travel approximately 1 mile. Property will be on the right (west) side of Cathedral Canyon Drive.

