

# 33.72 ACRES INDUSTRIAL ZONED LAND

DESERT HOT SPRINGS, CA

PRICE  
REDUCED



## SWC TWO BUNCH PALMS & LITTLE MORONGO RD, DESERT HOT SPRINGS

### FEATURES

- 33.72-Acre Industrial Land Parcel
- The land is Situated on the Corner of Two Bunch Palms and Little Morongo Rd, Which is a Highly Visible and Easily Accessible to the I-10 Freeway to Serve All of Southern California
- Excellent Development Opportunity
- Desert Hot Springs is a "Business Friendly" city – Average 10-day turnaround on plan check
- 650,000 SF Amazon facility approved 2.5 miles south of site

**ASKING PRICE: \$1,468,844 (\$1.00/SF)**

REDUCED FROM: \$2,800,000 (\$1.90/SF)

### SOUTHERN CALIFORNIA



VICINITY MAP



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## DESERT HOT SPRINGS, CA



**Directions:** From I-10 traveling east, exit on Indian Canyon Drive and take a left (north). Travel 1 1/4 miles to Dillon Road, turn right (east) on Dillon Road. Travel 1 mile and turn left onto Little Morongo Rd. Travel 2.5 miles to the corner of Two Bunch Palms. The property is located at the southwest corner of Little Morongo Rd and Two Bunch Palms Trail.

## SITE AMENITIES

- **Location:** The Property is located in the South-West corner of Two Bunch Palms & Little Morongo Rd in the City of Desert Hot Springs
- **Zoning:** I-L (Light Industrial) (Allows: Cultivation, Manufacturing, & Distribution)
- **APN:** 666-040-020
- **Parcel Size** (According to County Assessor's Information): 33.72 AC
- **General Plan:** Industrial
- **Utilities:** To the Property  
Water & Sewer: Mission Springs Water Districts  
Electricity: Southern California Edison
- **Current Use:** Vacant Land
- **Earthquake Fault Zone:** No | **Flood Zone:** 100 Year
- **Terms:** Cash, Financing available at 50% down, carry 3 years at 8%
- **Comments:** Call office for complete due diligence

## CONCEPTUAL BUILDING RENDERINGS



## STUDIES COMPLETED

- Geotechnical Investigation
- Infiltration Testing for On-Site Storm Water Retention
- Biological Resource Assessment
- Historical/Archaeological Resources Survey Report

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