

9.48 ACRE INDUSTRIAL DESERT HOT SPRINGS, CA

**PRICE
REDUCED**



N DILLON RD & W LITTLE MORONGO RD, DESERT HOT SPRINGS CA

FEATURES

- 9.48 AC in Riverside County across from Desert Hot Springs city limits
- General Plan calls for Industrial used with flexibility including cannabis operations
- Prime Industrial Growth Area just north of Amazon's new 650,000 SF distribution center
- Excellent visibility on Dillon Rd.
- First Eastbound interchange for the Coachella Valley
- Just 6 miles from Palm Springs International Airport

ASKING PRICE: \$395,000 (\$0.96/SF)
REDUCED FROM \$495,000 (\$1.20/SF)



VICINITY MAP



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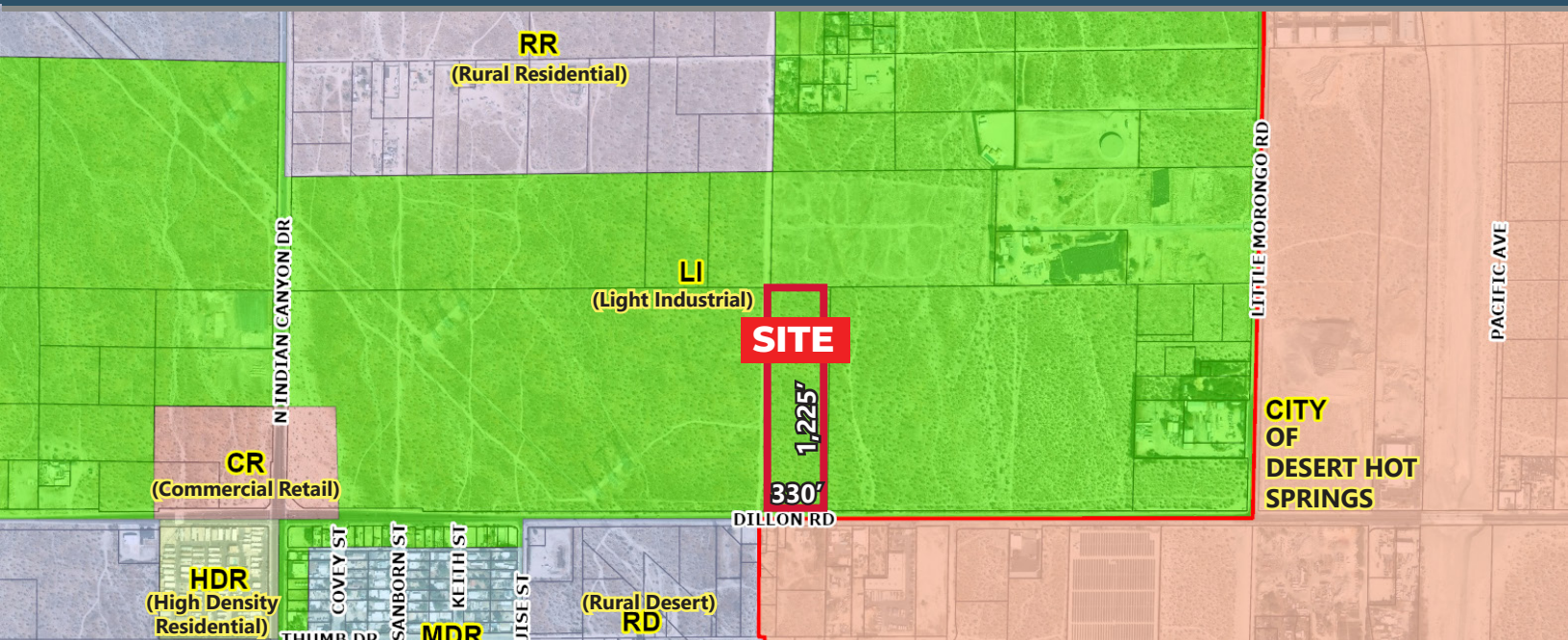
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9.48 ACRE INDUSTRIAL OPPORTUNITY

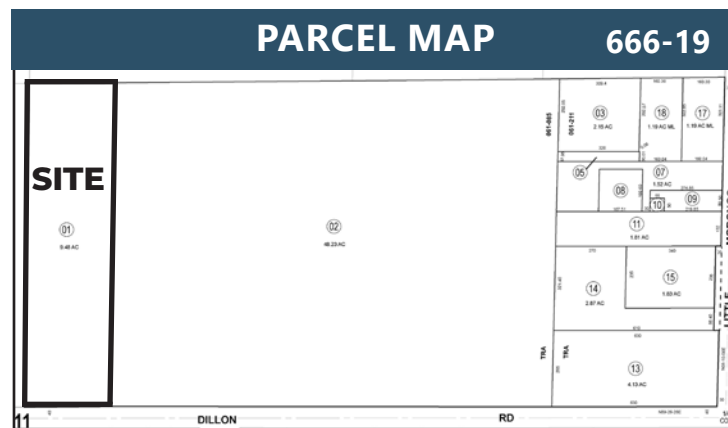
GENERAL PLAN AERIAL & SITE AMENITIES



Directions: From I-10 traveling east, exit on North Indian Canyon Dr. and take a left (north). Travel 1 1/4 miles to Dillon Rd., turn right (east) on Dillon Rd. Travel .8 mile. Property will be on your left (north of Dillon Rd.).

SITE AMENITIES

- **Location:** The property is located to the north of Dillon Rd., between N Indian Canyon and Little Morongo Rd.
- **Zoning:** W-2 Controlled Development
- **General Plan:** I-L Light Industrial
- **APN:** 666-190-001
- **Parcel Size (According to County Assessor's Information):** 9.48 acres
- **Dimensions:** 330' x 1,225'
- **Utilities:** Electric on Dillon Rd. & Water: 12' water line on Dillon Rd.
- **Highest & Best Use:** Future Industrial or Cannabis Use
- **Current Use:** Vacant Land
- **Flood Zone:** Yes – 100 Year & 500 Year Zone
- **Earthquake Fault Zone:** No
- **Topography:** Flat
- **Multi-Species:** No
- **Terms:** Cash
- **Comments:** The 9.48 acre vacant land off Dillon Rd. in Riverside County near city limits of Desert Hot Springs. Desert Hot Springs, located along the Interstate-10 corridor in Riverside County, has been emerging as a strategic industrial land market — driven by logistics demand, light manufacturing, and specialized industrial uses like cannabis cultivation and processing.



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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.