

7,729 SF - INDUSTRIAL BUILDING

CATHEDRAL CITY



68739 SUMMIT DR, CATHEDRAL CITY, CA

FEATURES

- 2 Unit Tilt Up Industrial Building with Fenced Parking Area
- Flexible Suite Configurations Suitable for a Variety of Industrial, Warehouse, Cannabis Manufacturing & Service Commercial Users
- Front Unit Built Out for Cannabis Manufacturing
- Cannabis License & Equipment Available For Sale - Call For Details
- Excellent Owner-User
- Seller Is Motivated To Sell

ASKING PRICE: \$1,800,000 (\$233/SF)



VICINITY MAP



PAULA TURNER
DRE #00702492
paula@dppllc.com
Direct: 760.766.0511
Cell: 760.578.6564



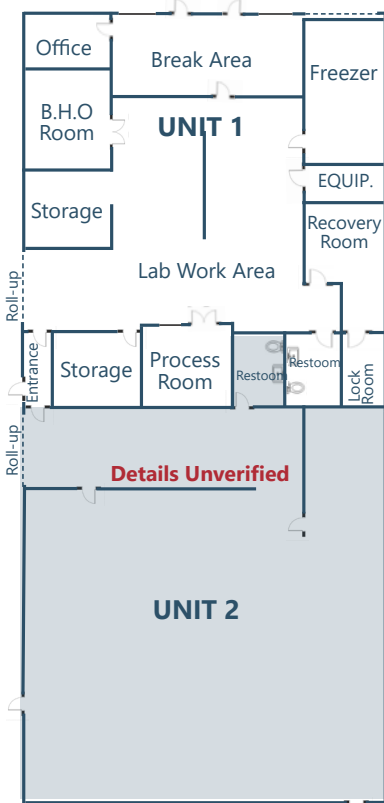
REBECCA RAMIREZ
DRE #02050799
rebecca@dppllc.com
Direct: 760.766.0517



SELENE ALONSO
DRE #01483049
selene@dppllc.com
Direct: 760.766.0513

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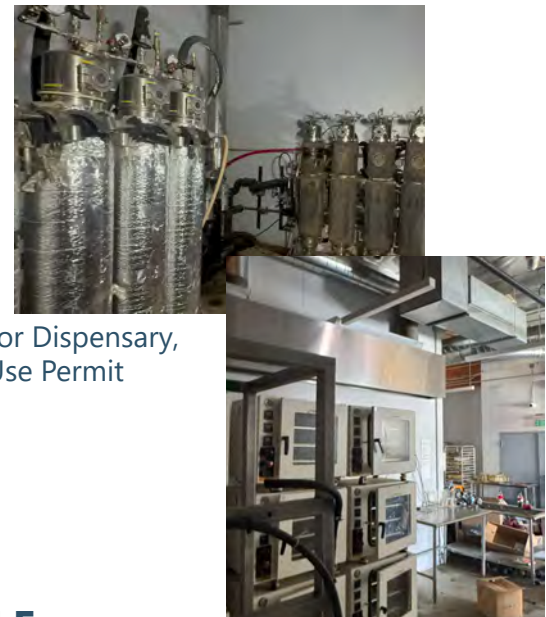
AERIAL & FLOOR PLAN



Directions: From I-10, take the Date Palm Drive exit south, turn right on Perez Rd, then right on Summit Dr; the property is on the left at 68739 Summit Dr.

SITE AMENITIES

- **Location:** 68739 Summit Dr, Cathedral City. Property is located on the west side of Summit Dr., just north of Perez Rd. in Cathedral City.
- **Building Size:** 7,729SF Total (**According to Site Plan**)
68739 Summit Dr (Front Unit): 3,883 SF
68735 Summit Dr (Back Unit): 3,846 SF
- **Building Type:** Concrete Tilt Up Construction
- **APN:** 687-162-003
- **Parcel Size (According to County Assessor's Information):** 0.36 AC
- **Ceiling Height:** 14 feet
- **Land Use Zoning:** CBP-2 - Commercial Business Park District, which allows for Dispensary, Cultivation, Manufacturing, Distribution and Testing Lab with a Conditional Use Permit
- **Utilities:** All utilities to site. Buyer to Verify Power
- **Fire Sprinklers:** Yes
- **Year Built:** 1973
- **Parking:** 9
- **Cannabis License & Equipment:** Sold Separately
- **Financing:** Seller May Carry



CANNABIS AMENITIES ALSO AVAILABLE FOR SALE

- **CUP:** 17-003Front Unit and 17-002 Back Unit
- **CA Department of Cannabis Control License:**
License Number: DCC-10002061: License Type: Annual AM-Type 7:
Volatile Solvent Extraction (Expires 3/12/2027)
License Number: C11-0001804-LIC: License Type: Distributor (Expires 3/22/27)
- **Highest & Best Use:** Cannabis Manufacturing

Equipment List:

- Industrial Chiller: U/M EA CHILLER; CAS-CADE; -80C WATER COOLED
- Installed Iron Fist EX-40 Extraction System
- (3) ExtractionTek Solution MEP-HCU/C Units
- ___ Ovens

760.766.7000 | DesertPacificProperties.com | 78100 Main St. Suite 206 La Quinta CA 92253

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. Certain images have been digitally enhanced using to improve presentation. Actual property conditions may vary