

Another Quality  
Project By



16786 LITTLE MORONGO ROAD  
DESERT HOT SPRINGS, CALIFORNIA

**±37.43 Acres of Industrial Land For Sale**  
**or**  
**±513,440 – ±821,470 SF Build to Suit**  
**For Sale / Lease**



LITTLE MORONGO RD



DILLON RD

**APN: 665-110-004**  
**Perimeter: 6,357 ft**  
**Area: 36.78 Acres**

# Option 1 - ±821,470 SF Building



**118**  
Dock Doors  
Rear Loading



**40'**  
Minimum  
Clear Height



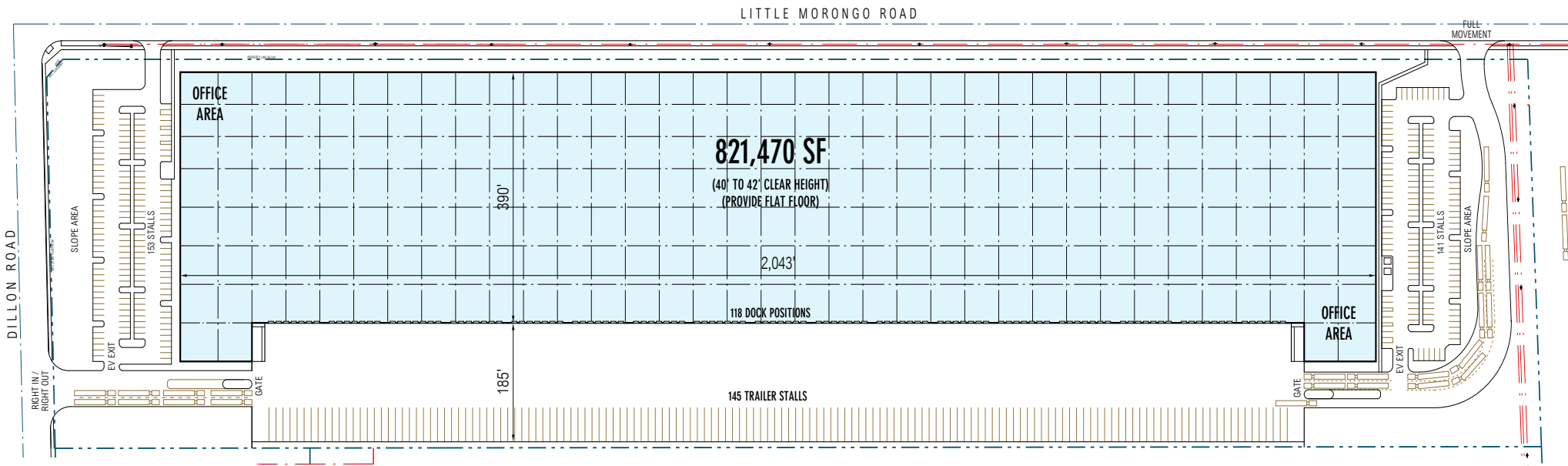
**185'**  
Truck Court



**BTS**  
Office Space



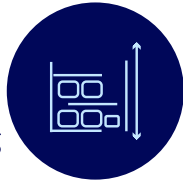
**294 Auto Stalls**  
**145 Trailer Stalls**  
435 Total Parking Stall



# Option 2 - ±513,440 SF Building



**105**  
Dock Doors  
Cross Loading



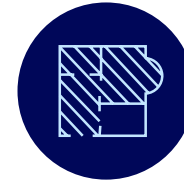
**40'**  
Minimum  
Clear Height



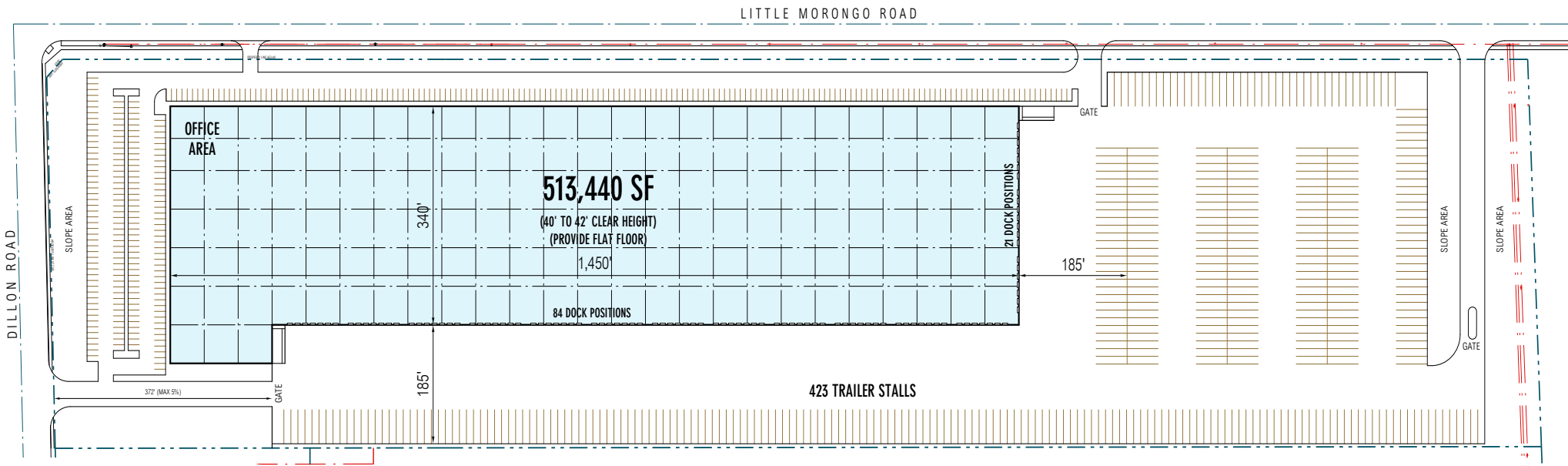
**185'**  
Truck Courts



**BTS**  
Office Space



**315 Auto Stalls**  
**423 Trailer Stalls**  
738 Total Parking Stall



# Corporate Users & Local Developers

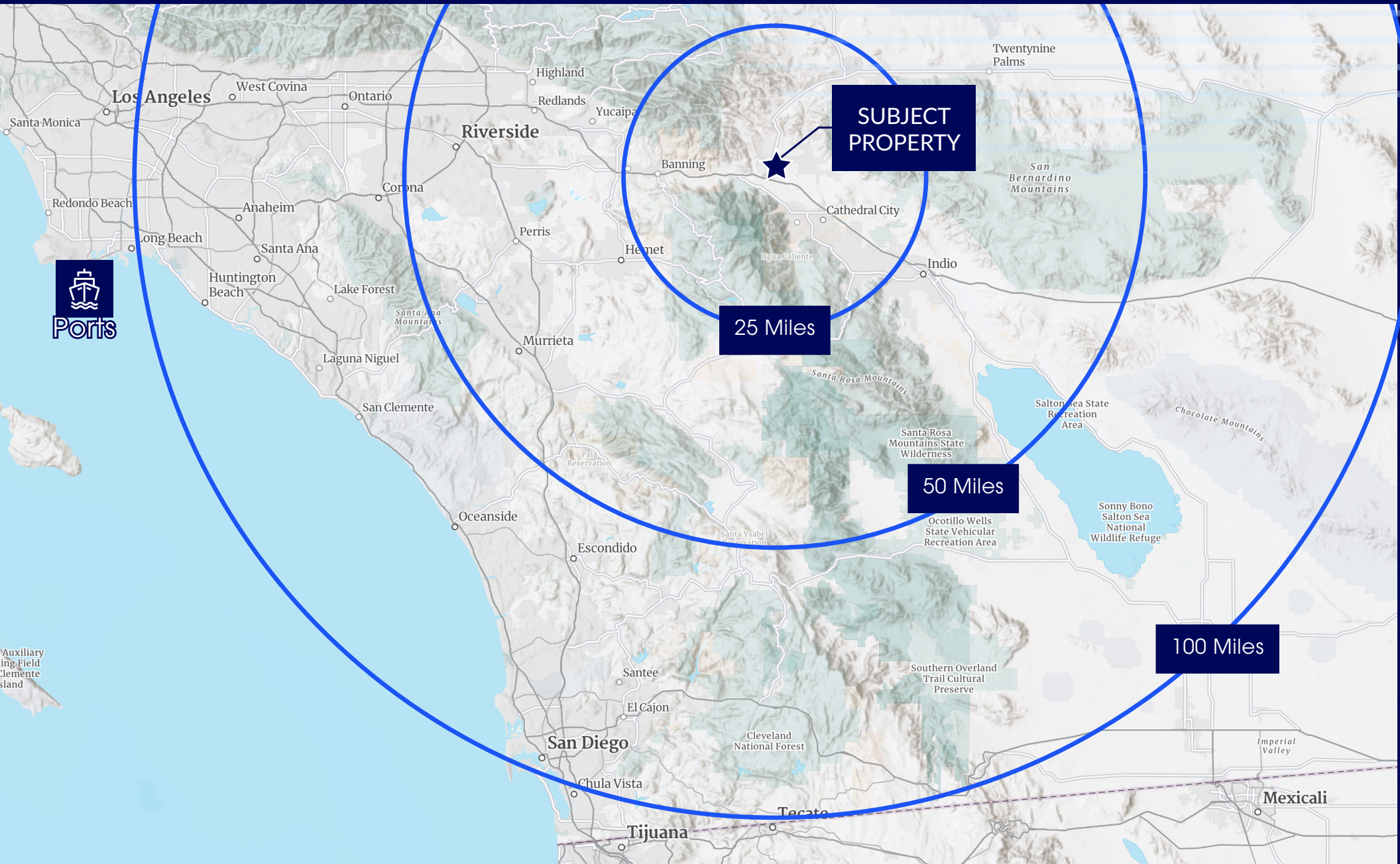


# Nearshoring Distribution Hub

Annual Imports from Mexico nearshoring have seen significant growth in the last few years, surpassing the Ports of L.A. & Long Beach - the busiest ports in the United States.

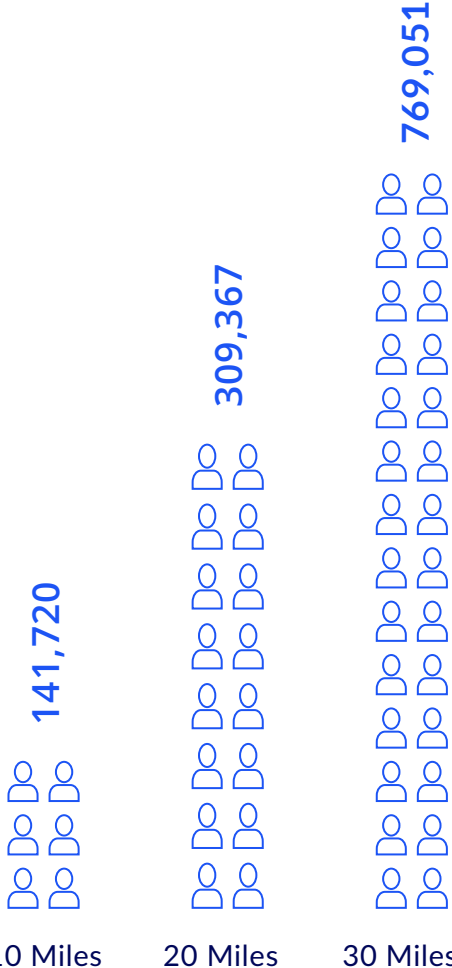


# Strategic Location

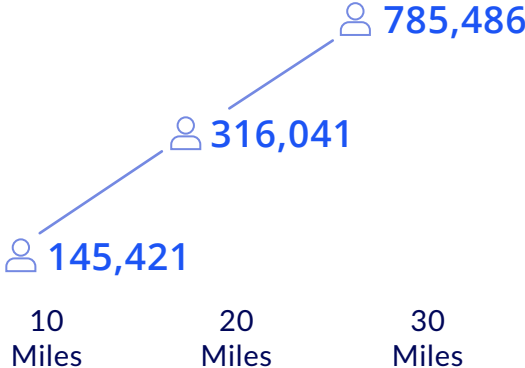


# Demographics

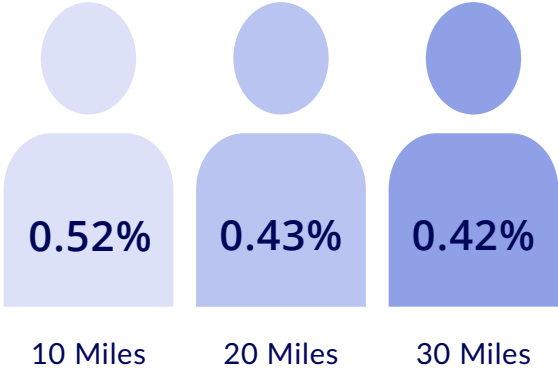
Daytime Population 2025



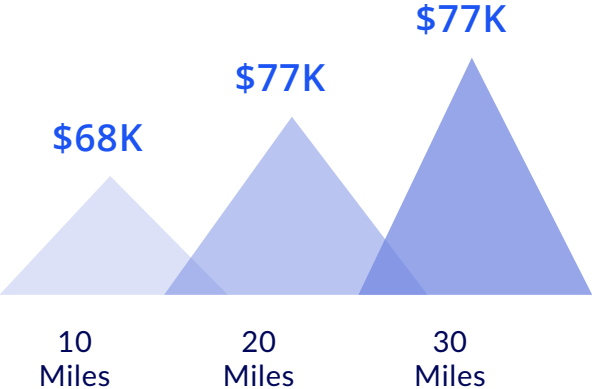
Population Forecast 2030



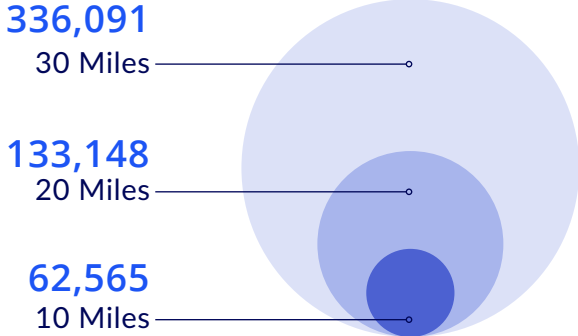
Population Growth 2025-2030



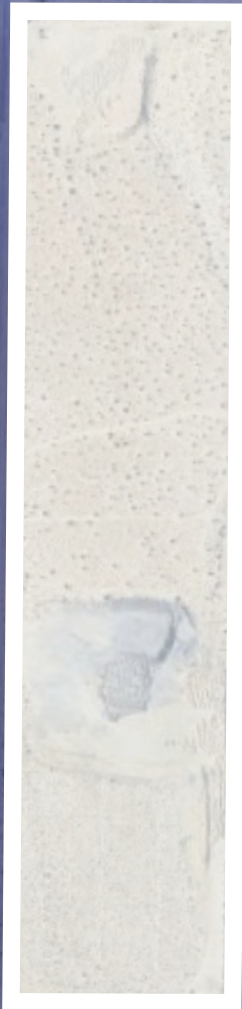
Average HH Income 2025



Estimated Employees 2025



LITTLE MORONGO RD



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