

ValCan Industrial Park - 1.42 to 6.92 ac Fully Improved Cannabis Cultivation Lots

Coachella, CA



FEATURES:

- New City amended ordinance now allows for medical marijuana cultivation at the Rancho Coachella Business Center
- 10 Fully improved parcels ranging from 1.42 to 6.29 acres
- Wholesale cannabis uses allowed - cultivation, extraction and manufacturing with conditional use permit
- Fully improved parcels include roads, water, sewer, electric and gas
- Located at the entrance to RCBC, a 300 acre Master Planned Business Park
- **ASKING PRICE:**
From \$7.00 s/f

North Avenue 54/East Highway 111 •
Coachella, CA



Vicinity Map

Site Plan on Reverse / For further information, please contact:

172153

revised 7/7/17sv

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DISCLAIMER: The information above 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. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

Site Plan

Site Amenities

- **Zoning:** M-H (Heavy Industrial)
- **General Plan:** IL - Light Industrial
- **Current Use:** Master Planned Business Park
- **Total Parcel Sizes:** 33.66 acres
- **Utilities:** Electric on Enterprise Way; Avenue 54; Water: 12" line in Enterprise Way; 12" line in Avenue 54; Sewer: 12" line in Enterprise Way; 15" line in Avenue 54 Gas: 3" line in Enterprise Way; 4" line in Ave 54; 8" in Hwy 111
- **Highest & Best Use:** Medical Marijuana Cultivation & Manufacturing
- **Comments:** Located at the main entrance of the Rancho Coachella Business Center along the North side of Avenue 54. IP - Industrial Park Overlay zone allows cannabis wholesale uses provided the project area is a minimum of 30 acres in size.
- **Directions:** Traveling east on I-10, take Expressway 86 South to Avenue 52. Turn right (west) on Avenue 52 to Enterprise Way. Take Enterprise Way left (south) to site.



#	Size	APN	Price	Price S/F
1	6.29	763-141-035P	\$1,917,947	\$7.00
2	5.09	763-141-029P	PENDING	
3	5.17	763-141-028	\$1,801,641	\$8.00
4	1.84	763-141-033	\$881,654	\$11.00
5	1.42	763-141-032	\$618,552	\$10.00
6	1.49	763-141-031	\$649,044	\$10.00
7	1.78	763-141-030	\$775,368	\$10.00
8	1.51	763-141-029	\$657,756	\$10.00
9	1.86	763-141-036P	\$810,216	\$10.00
10	5.15	763-141-041	\$1,570,338	\$7.00