



PROPERTY VIDEO

BETWEEN THE SPRINGS

18566 N INDIAN CANYON DR,
DESERT HOT SPRINGS, CA 92240



CBRE

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BETWEEN THE SPRINGS

EXECUTIVE SUMMARY

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The rapid growth of the Inland Empire is heading east. Between the Springs Business Park is an 160 acre mixed use development project, situated in Desert Hot Springs, and the first exit in the Low Desert, off Indian Canyon road. Between the Springs offers a unique opportunity for a multitude of users and developers.

With 40 acres of retail and 80 acres of industrial left to be claimed, the time to stay ahead of the path of growth is now.

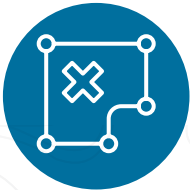
BETWEEN THE SPRINGS

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION



Build Ready



80 acres of developable
industrial land



40 acres of
developable retail land



Abundance of
clean water



All Infrastructure completed



Favorable City for
Path of Growth



±109 Megawatts of
Power



Increasing population

PARCEL
USE

PARCEL #	ACERAGE	USE
1	1.57	Retail & Commercial
2	SOLD2.06	Retail & Commercial
3	SOLD2.07	Retail & Commercial
4	2.52	Retail & Commercial
5	SOLD1.67	Retail & Commercial
6	2.14	Retail & Commercial
7	SOLD2.15	Retail & Commercial
8	1.25	Retail & Commercial
9	SOLD3.4	Industrial
10	SOLD2.11	Industrial
11	SOLD2.11	Industrial
12	SOLD2.11	Industrial
13	SOLD3.32	Industrial
14	3.17	Industrial
15	2.66	Industrial
16	1.93	Industrial
17	1.93	Industrial
18	SOLD3.27	Industrial
19	1.82	Industrial
20	1.77	Industrial

PARCEL #	ACERAGE	USE
21	SOLD1.77	Industrial
22	3.42	Industrial
23	1.9	Industrial
24	1.89	Industrial
25	7.09	Industrial
26	1.47	Industrial
27	2.13	Industrial
28	SOLD2.07	Industrial
29	3.29	Entertainment
30	5.88	Entertainment
31	3.42	Entertainment
32	3.18	Industrial
34	3.15	Industrial
35	7.55	Industrial
36	1.84	Industrial
37	1.9	Industrial
38	1.74	Industrial
39	4.1	Industrial
40	1.95	Industrial
41	1.94	Industrial
42	2.09	Industrial
43	4.5	Industrial
	3.6	Retention Basin 2
	4.36	Retention Basin 1

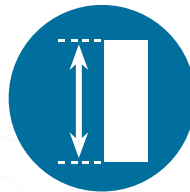
PARCEL
MAP



PROJECT HIGHLIGHTS



5 Buildings



32'-40' Clear Height



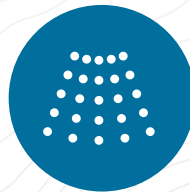
Dock High Loading



ZEV Depot Capabilities



BTS Opportunities



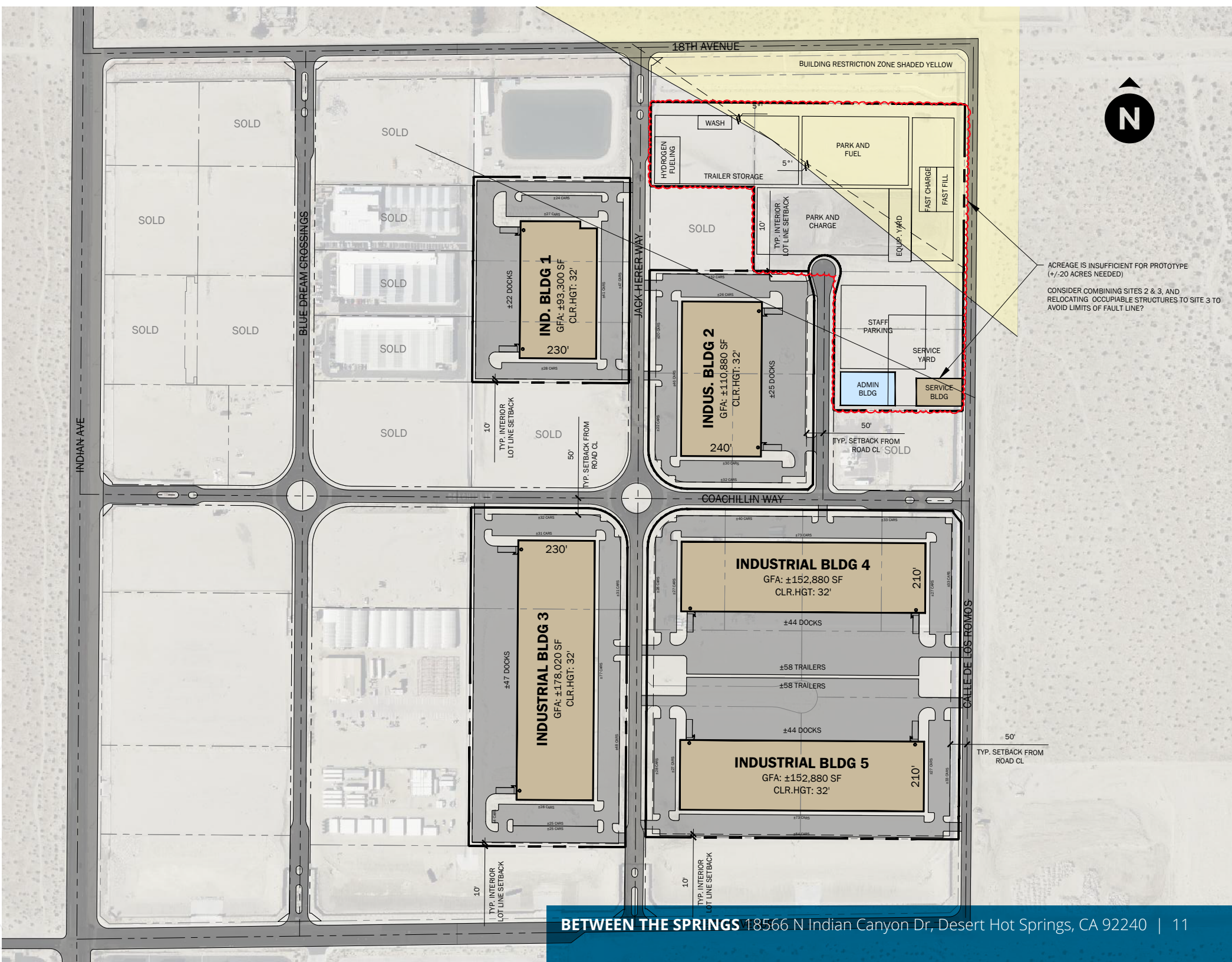
ESFR Sprinklers



Excess Trailer Parking



Commercial and Industrial Zoning



BETWEEN THE SPRINGS

LOCATION & MARKET OVERVIEW

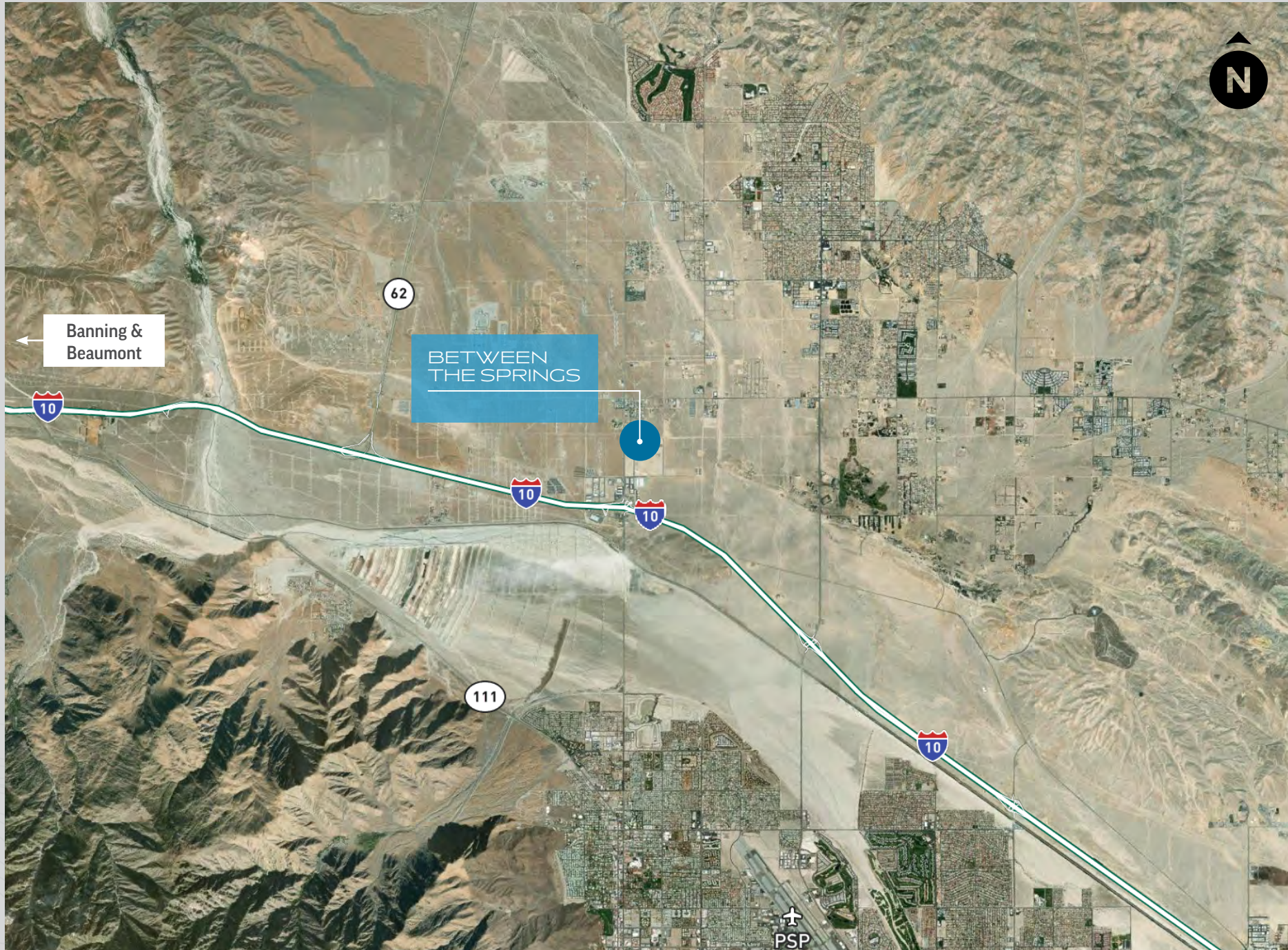
Desert Hot Springs, Low desert Inland Empire

Located off the first exit in the low desert, Between the Springs is situated in the path of growth eastward towards Phoenix. The low desert provides an abundance of labor, along with a growing population. Its quick access to the 10 provides the ability to service back into LA and out to Phoenix for distributors. Amazon has deemed it such a great location for distribution that they are projected to build 3.4 million sf of distribution space, just south of the park.

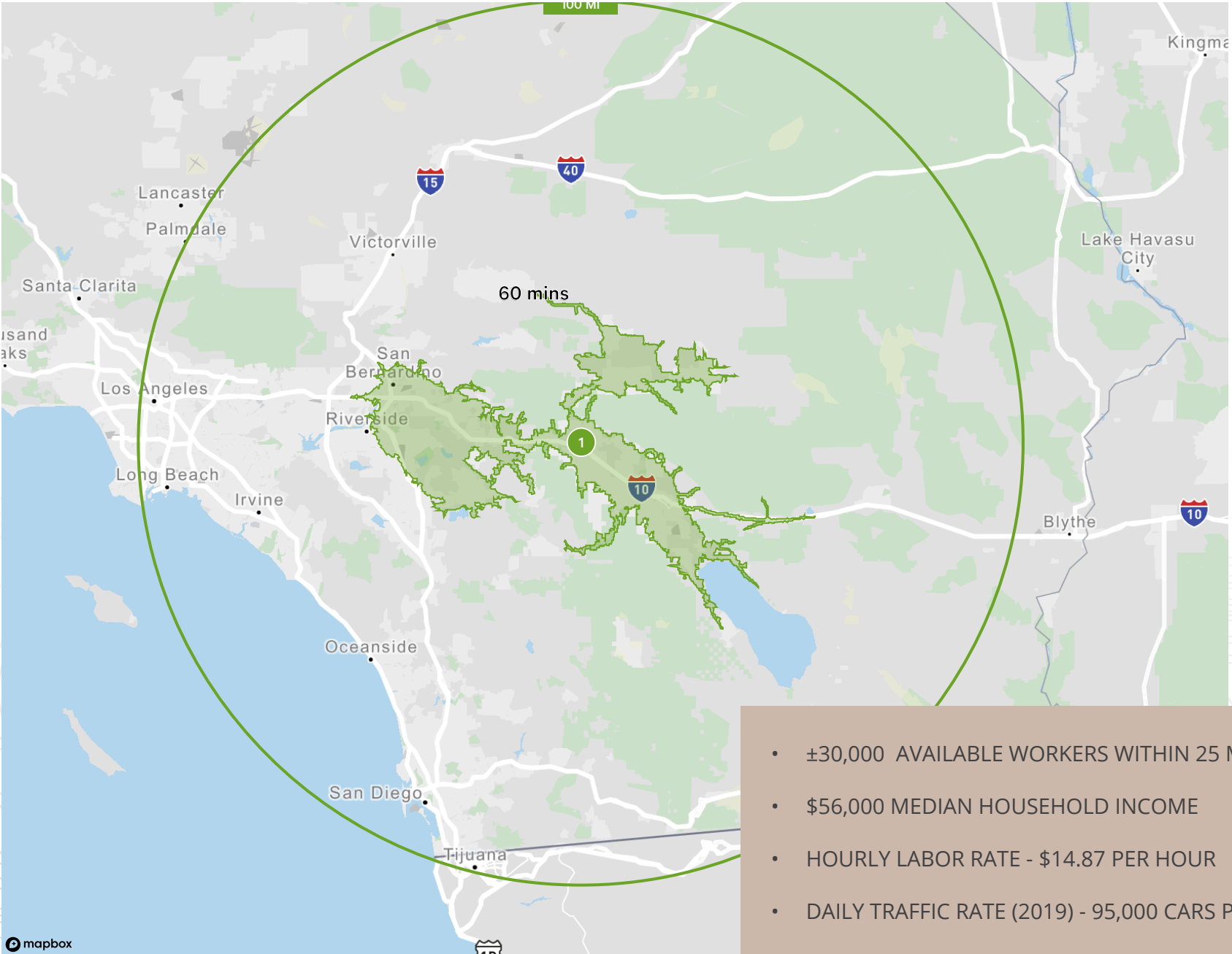
LOCATION & MARKET OVERVIEW



REGIONAL MAP



DEMOGRAPHICS



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