

CANNABIS PROPERTIES

9,000 – 36,000 SF FOR LEASE



16820 LITTLE MORONGO RD, BLDG #2, DESERT HOT SPRINGS, CA 92240
CURRENTLY UNDER CONSTRUCTION. GRAND OPENING SPRING 2023

Building Features

- 1- Single Story – 30' Clear Ceiling Height ...*typically for distribution & manufacturing. Manuf Tax = \$0*
- 2- Double story – 13' 6" Clear Ceiling Height Per Level ...*typically for cultivation incl. micro*
- 3- Tilt-Up Construction Includes Roofs Engineered to hold up to 48 AC Units
- 4- 4,000 AMP/ 480 Volt/ 3-Phase (Per individual buildings)
- 5- Edison's Low Agricultural Service Rate Available
- 6- Includes Equipment Yards & Trash Enclosures
- 7- Future Roof Solar Area Included

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16820 LITTLE MORONGO RD AKA BUILDING #2 | 1

ROSEWOOD CANNABIS PROPERTIES | PROPERTY OVERVIEW



SITE AMENITIES

- Cannabis Campus with 234 Parking Stalls
- Wide driveways for easier truck access
- Individual trash enclosures
- Large equipment yard area outside of buildings
- Desert landscape

UTILITIES

- Gas
- Water
- Sewer
- Power: 4,000-8,000 AMPS, 480 Volts, 3 Phases

ZONING

Zoning Code: **Light Industrial**
(**Light Industrial - Cannabis Overlay Zone**)

PROPERTY INFORMATION

- Sale Type: **Owner User**
- Sale Conditions: **Building in Shell Condition**
- Property Type: **Industrial**
- Property Subtype: **Warehouse**
- Construction Status: **Under Construction**
- Rentable Building Area: **9,000SF - 36,000SF Per Building**
- No. Stories: **1-2**
- Year Built: **2023**
- Occupancy: **1-2 Tenants**
- Clear Ceiling Height: **30 FT**
- Cross-Streets: **Dillon Rd**
- Opportunity Zone: **No**

ROSEWOOD INDUSTRIAL PARK CANNABIS CORRIDOR / DIRECTIONS

Location

16786 Little Morongo – This property is located at the North East Corner of Dillon Road and Little Morongo just 2.5 miles from I-10 in the City of Desert Hot Springs, and 100 miles from Los Angeles .

Directions

From I-10 traveling east exit Indian Canyon Drive and take a left (north). Travel 11/4 miles to Dillon Rd., turn right (east) on Dillon Rd. Travel 1 mile to Little Morongo Road, property on corner.

- 1 AMP INDUSTRIAL PARK
- 2 DREAMFIELDS
- 3 MedMen
- 4 CANDESCENT
- 5 DESERT UNDERGROUND
- 6 HIGHLIFE
- 7 COACHILLIN'
- 8 RADICLE POINT
- 9 GOLD FLORA
- 10 KINGS GARDEN ROYAL DELIVERIES

6 miles to Downtown Palm Springs ↓

Legend: Cannabis Corridor

ROSEWOOD CANNABIS PARK

SITE PLAN

11 Little Morongo Rd

Dillon Rd

Phase 1

Phase 2

Phase 3

New Plan Phase 4

CANNABIS OPERATOR LEASING

Take advantage of this rare opportunity to become operational in a newly constructed, state-of-the-art facility for relatively low lease rates. The Owner is aware of the current state of the cannabis market and is willing to offer concessions to operators in order to help them become operational as quickly and easily as possible.

The Building sits on a 18,000 SF pad with two stories. Tenants can choose multiple sizing options from 9,000 SF - 36,000 SF depending on their operational needs.

- Lease Rate: \$2.25/SF
 - \$2/SF Year 1
 - \$2.25/SF Year 2
 - 3% Increase Per Annum
- Deposit equal to 2 Months Rent
- Free Rent prior to Occupancy
- Personal Guarantee Required
- Inquire for Sales Price.

