

# FOR SALE & LEASE

±65 ACRE MASTER PLANNED PROJECT  
CALLE DE LOS ROMOS @ 19TH AVE | DESERT HOT SPRINGS, CA



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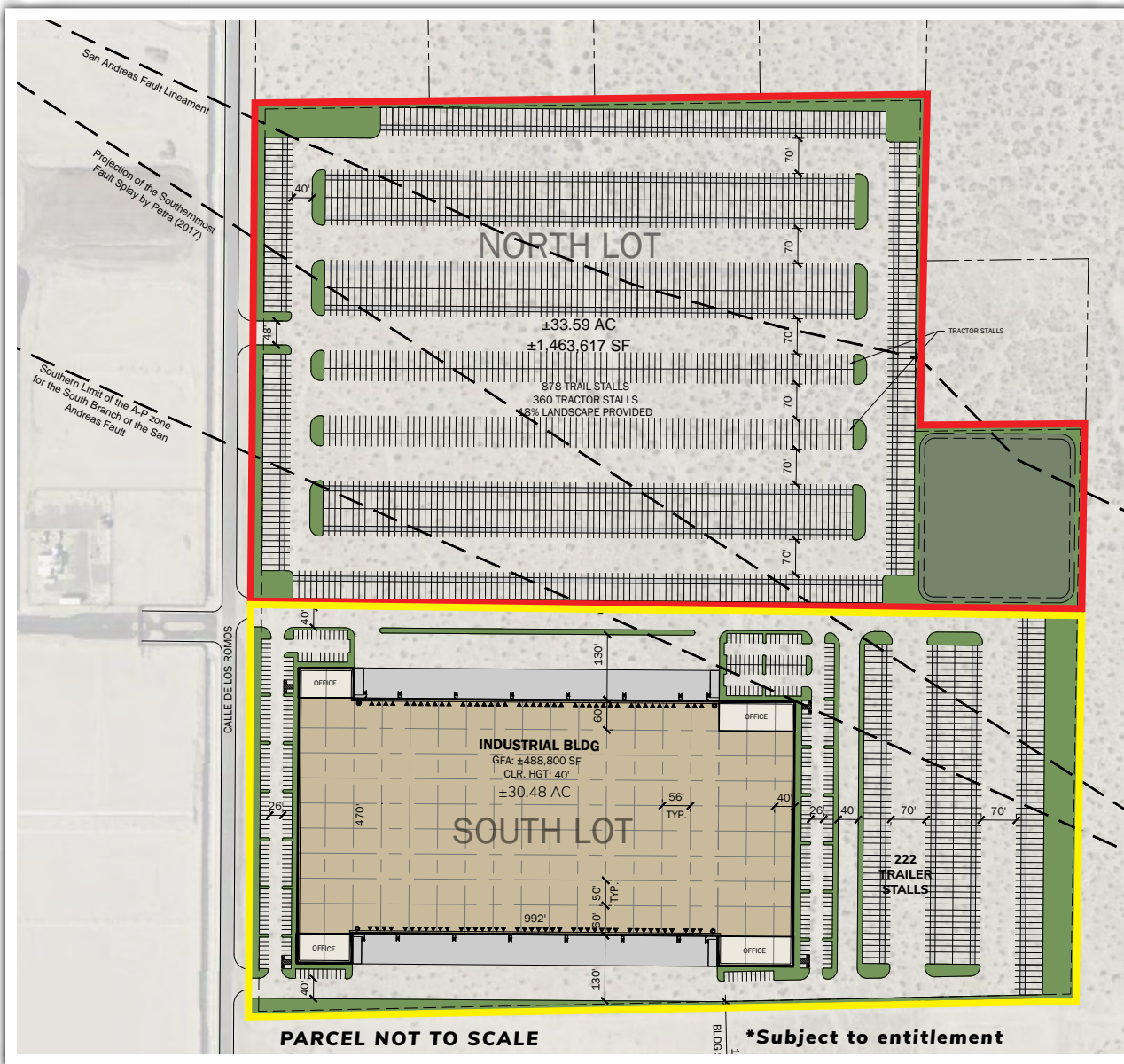
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**PARCELA:** ±30.48 AC - ±488,800 SF Cross Dock WHSE + Trailer Yard

**PARCEL B:** ±33.59 AC - Trailer Yard

# PROPOSED SITE PLAN



PARCEL A:

PARCEL B:

**PARCEL A:** ±30.48 AC - ±488,800 SF CROSS DOCK WHSE + TRAILER YARD

**PARCEL B:** ±33.59 AC - TRAILER YARD

## SITE SUMMARY - PARCEL A

Gross Site Area	±1,327,847 SF	±30.48 AC
Total Building Areas	Gross Floor Area	±488,000 SF
Coverage	Gross	37%
Provided Landscape N	±232,783 SF	@18%
Provided Landscape S	±171,670 SF	@13%

## INDUSTRIAL BUILDING

Building Area	Footprint	±488,800
Cars Required	@5% Office	354 Stalls
Cars Provided	@0.75/1,000 SF Req. Accessible	365 Stalls 8 Stalls
Drive-in Doors		4
Docks	@1.72/1,000 SF	84
Trailers		222 Stalls

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# PROJECT HIGHLIGHTS



**1 Building**  
WHSE / MFG  
±488,800 SF  
(Cross Dock)



**Build-to-Suit**  
Offices

**65 Acre Project**  
Divisible to ±33.59 Acres &  
±30.48 Acres



**Truck Courts**  
130



**Dock High Loading**  
84



**Car Park-ins**  
365



**Clear Height**  
40'



**Grade Level Loading**  
4



**Power**  
To Suit



**Sprinklers**  
ESFR



**Truck Trailer Storage**  
222



**Zoning**  
IL

DESERT HOT SPRINGS DISTRIBUTION CENTER

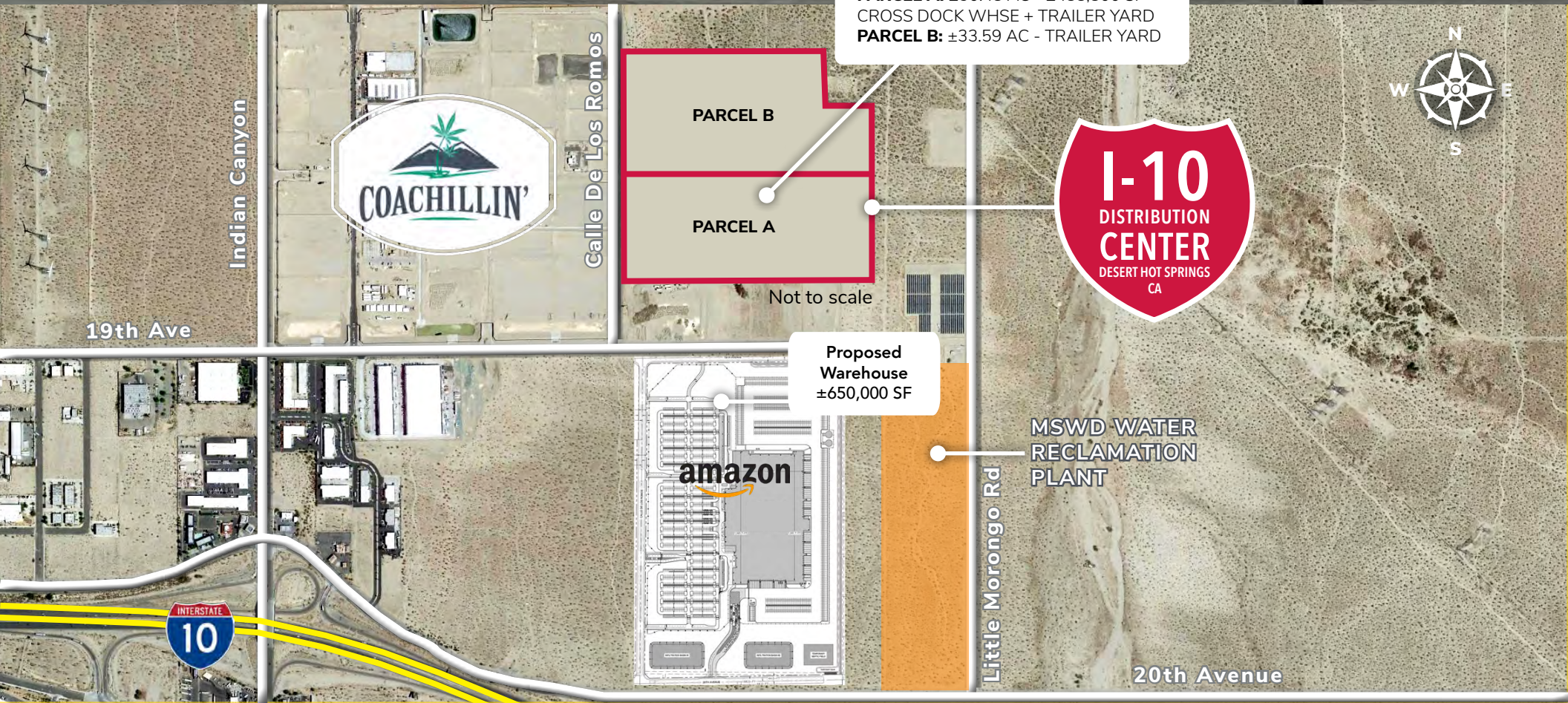


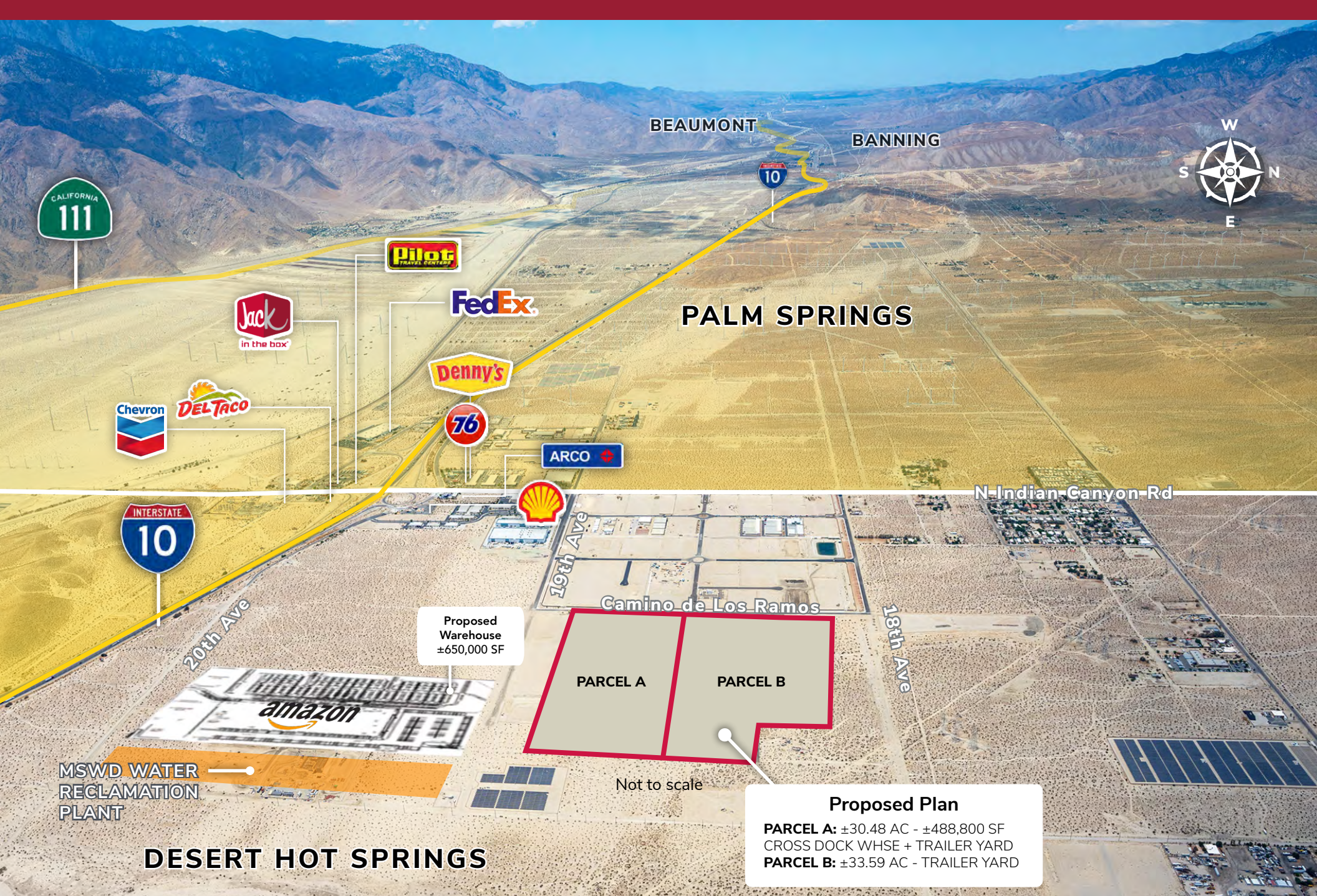
**Proposed Plan**  
**PARCEL A:** ±30.48 AC - ±488,800 SF  
 CROSS DOCK WHSE + TRAILER YARD  
**PARCEL B:** ±33.59 AC - TRAILER YARD



### Proposed Plan

**PARCEL A:** ±30.48 AC - ±488,800 SF  
CROSS DOCK WHSE + TRAILER YARD  
**PARCEL B:** ±33.59 AC - TRAILER YARD





BEAUMONT

BANNING

PALM SPRINGS



CALIFORNIA  
111

INTERSTATE  
10

Pilot  
TRAVEL CENTERS

Jack  
in the box

FedEx

Denny's

76

ARCO

Chevron

DEL TACO

INTERSTATE  
10

N-Indian-Canyon-Rd

20th Ave

19th Ave

Camino de Los Ramos

18th Ave

Proposed  
Warehouse  
±650,000 SF

PARCEL A

PARCEL B

Not to scale

MSWD WATER  
RECLAMATION  
PLANT

DESERT HOT SPRINGS

Proposed Plan

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PARCEL B: ±33.59 AC - TRAILER YARD

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Walmart  
Palm Springs Airport

CIMARRON GOLF RESORT  
HILTON RESORT & GOLF  
ESCENA GOLF CLUB

PALM SPRINGS

CALIFORNIA 111



INTERSTATE 10

Proposed Warehouse  
±650,000 SF

amazon

I-10 DISTRIBUTION CENTER  
DESERT HOT SPRINGS CA

DEL TACO  
Jack in the box  
Pilot TRAVEL CENTERS  
76  
FedEx  
Denny's  
Chevron  
Shell  
ARCO

MSWD WATER RECLAMATION PLANT

**Proposed Plan**  
**PARCEL A:** ±30.48 AC - ±488,800 SF  
CROSS DOCK WHSE + TRAILER YARD  
**PARCEL B:** ±33.59 AC - TRAILER YARD

PARCEL B

PARCEL A

Not to scale

19TH AVE

18TH AVE

CALLE DE LOS ROMOS

INDIAN CANYON DRIVE

# I-10 DISTRIBUTION CENTER, DESERT HOT SPRINGS

## POTENTIAL USES

- Distribution / fulfillment
- Advanced manufacturing
- Freezer/cooler
- Corporate headquarters

## UTILITIES TO SITE

- Southern California Edison Electric Service
- Mission Springs Water District Water Service
- Mission Springs Water District Sewage Service ([Information](#))

## SOUTHERN CALIFORNIA EDISON INCENTIVES

[Manufacturing Incentives \(link\)](#)

[Warehousing Incentives \(link\)](#)

## Build-to-Suit

Build-To-Suit  
For Lease And Sale

**±1 mile**

to I-10 Freeway  
On/Off Ramps

**±1 mile**

to Truck Fueling Centers

**±9 miles**

to Palm Springs  
International Airport



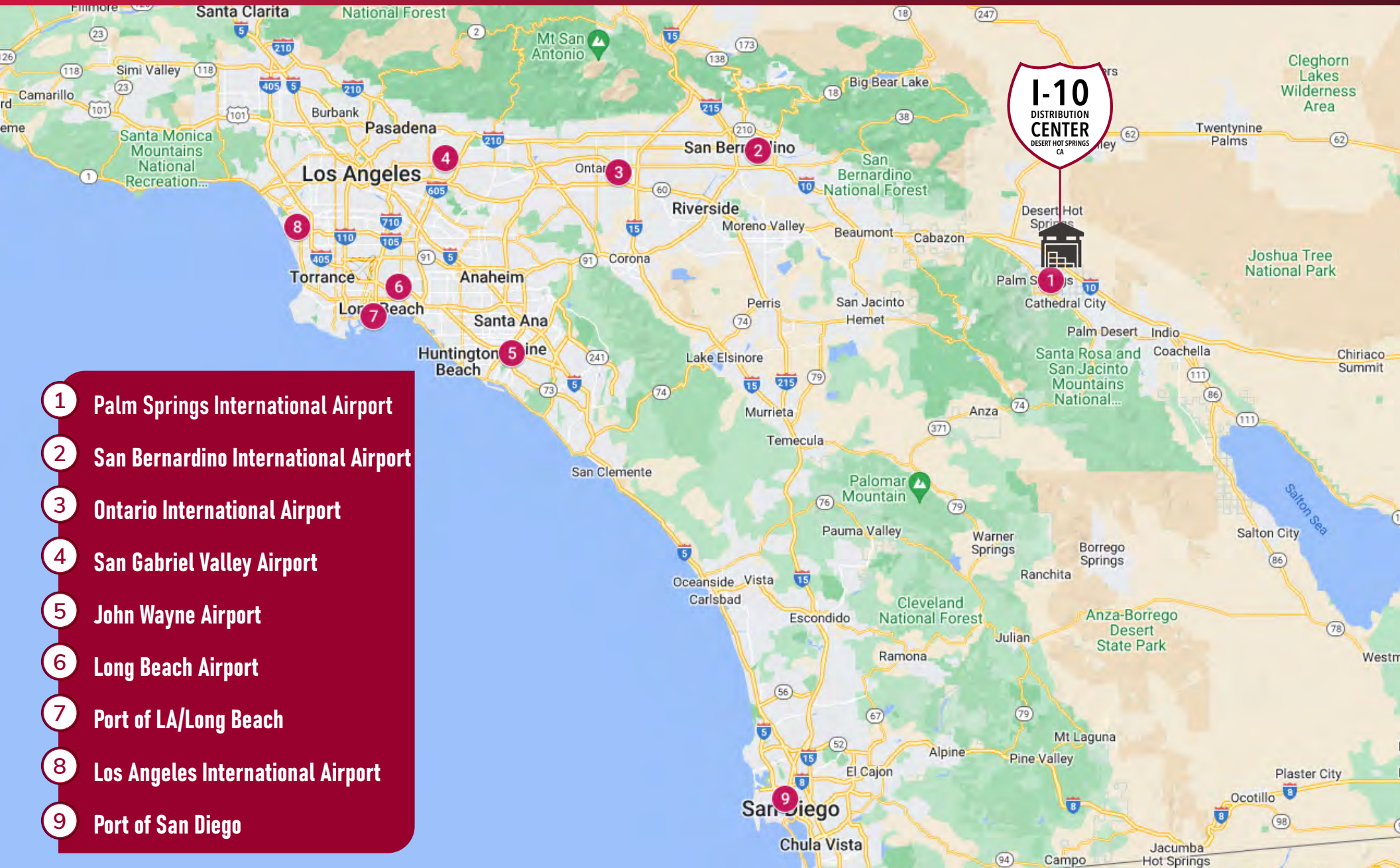
# REGIONAL LOCATION MAP

CITY	MILES
Port of Long Beach / Port of Los Angeles	± 106
Downtown Los Angeles	± 110
Port of San Diego	± 139
Las Vegas	± 226
Phoenix	± 272
Fresno	± 326
San Jose	± 444
Port of Oakland	± 478
Sacramento	± 792
Reno	± 508
Salt Lake City	± 644
Boise	± 848
Denver	± 1,067
Portland	± 1,070
Seattle	± 1,208



# CENTRALLY LOCATED TO MAJOR AIRPORTS

## PRIME LOCATION FOR DISTRIBUTION



- 1 Palm Springs International Airport
- 2 San Bernardino International Airport
- 3 Ontario International Airport
- 4 San Gabriel Valley Airport
- 5 John Wayne Airport
- 6 Long Beach Airport
- 7 Port of LA/Long Beach
- 8 Los Angeles International Airport
- 9 Port of San Diego

10 SALTON SEA

111



### GOLF RESORTS

1. Double Tree by Hilton Golf Resort
  2. Escena Golf Club
  3. Cimarron Golf Resort
  4. Mission Hills Country Club
  5. Tahquitz Creek Golf Resort
  6. Indian Canyons Golf Resort
  7. Tamarisk Country Club
  8. The Club at Morningside
  9. Thunderbird Country Club
  10. The Springs
- ...and many more.

3 **Walmart** Supercenter

ALDI BED BATH & BEYOND  
Marshall's. ROSS DRESS FOR LESS

Jack in the box Tostitos FedEx  
Cane's LOWE'S STAPLES  
Smart & Final Shell

4 **VONS** **TARGET**

BOYER'S! Follo loco STARBUCKS

McDonald's TRADER JOE'S  
CVS ANYTIME FITNESS  
The UPS Store ups

1 **Denny's** ARCO

Pilot BROWN'S BBQ & SOUL FOOD  
AMTRAK Chevron

2 **VONS** Walgreens

Pizza Hut McDonald's STARBUCKS  
WELLS FARGO KFC metro  
The UPS Store ups

5 THE RIVER AT RANCHO MIRAGE

Yard House Bath Works  
P.F. CHANG'S CHINA BISTRO  
FIVE GUYS FAMOUS BERG JERRY'S  
The Cheesecake Factory the old spaghetti factory  
STARBUCKS COFFEE IN-N-OUT BURGER CVS  
HOBBY LOBBY POLI  
UB&T 76 WELLS FARGO



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**LEE &  
ASSOCIATES**

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