

FOR LEASE AND SALE

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



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

±120,120 to ±669,030 SF TOTAL
WAREHOUSE BUILDINGS
BUILD-TO-SUIT

**SNIDER
INTERESTS**

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



PROJECT HIGHLIGHTS



2 Buildings
WHSE / MFG



Build-to-Suit
Offices



65 Acre
Project



Truck Courts
Ample



Dock High Loading
Ample



Grade Level Loading
Ample



Clear Height
32' - 36'



Sprinklers
ESFR



Power
To Suit



Zoning
IL



Truck Trailer Storage
Ample

DESERT HOT SPRINGS DISTRIBUTION CENTER

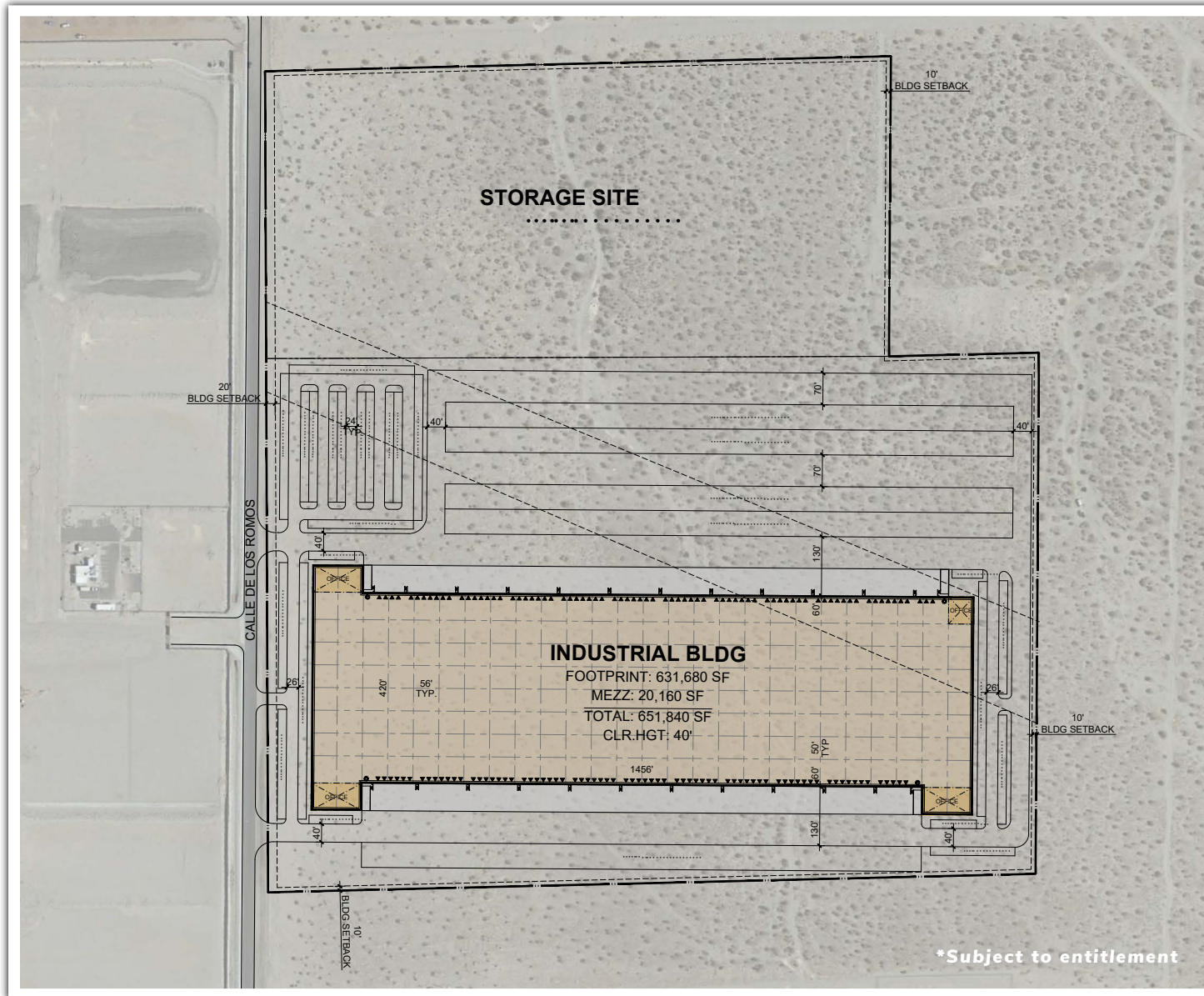


Proposed Warehouse
±3,400,000 SF

Proposed Warehouses	
OPTION A	OPTION B
FOOTPRINT: 631,680 SF	BLDG 1: 120,120 SF
MEZZ: 20,160 SF	BLDG 2: 243,660 SF
TOTAL: 651,840 SF	BLDG 3: 305,250 SF
	TOTAL: 669,030 SF

PROPOSED SITE PLAN

OPTION A

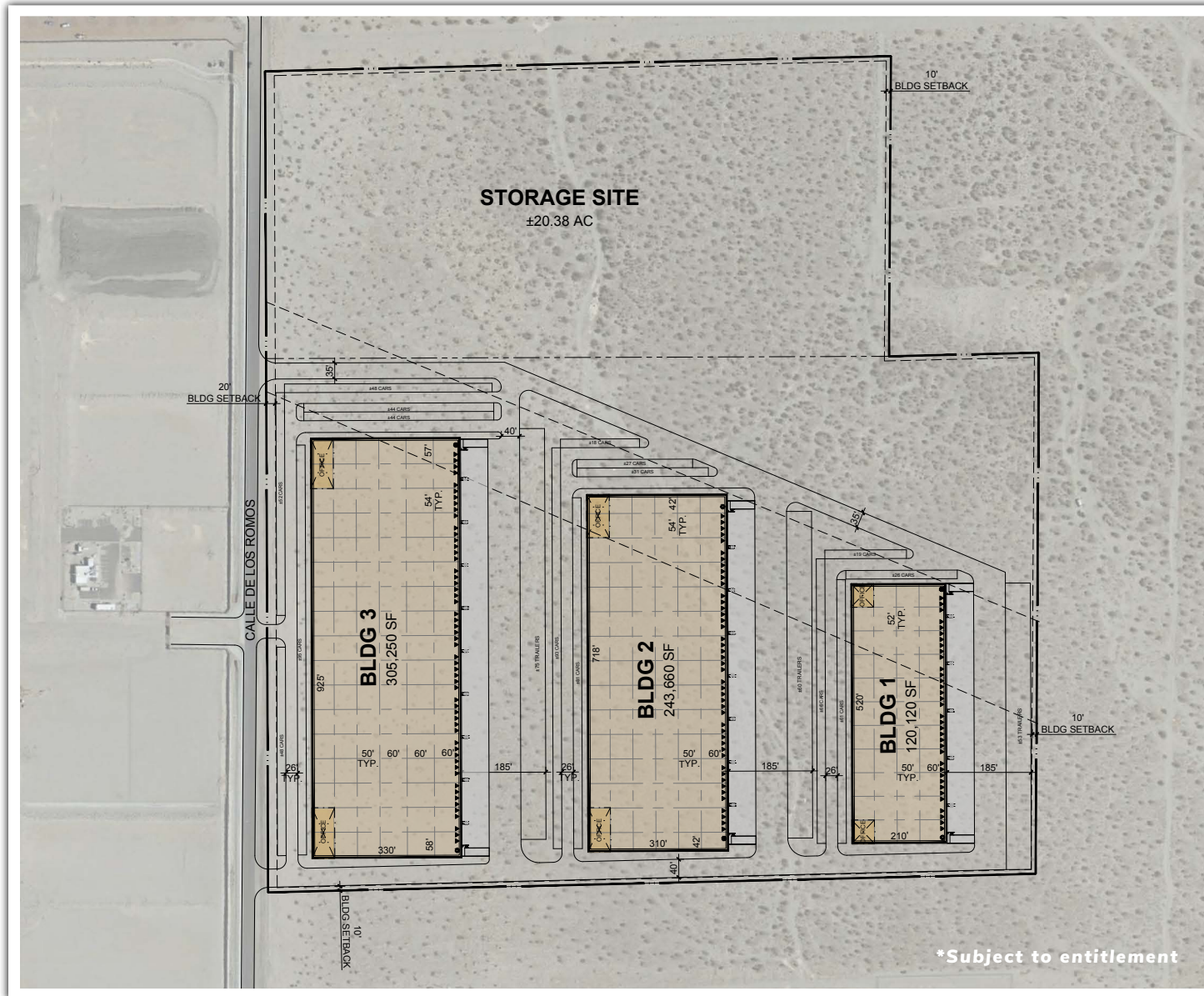


INDUSTRIAL BUILDING
FOOTPRINT: 631,680 SF
MEZZANINE: 20,160 SF
TOTAL: 651,840 SF

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.

PROPOSED SITE PLAN

OPTION B



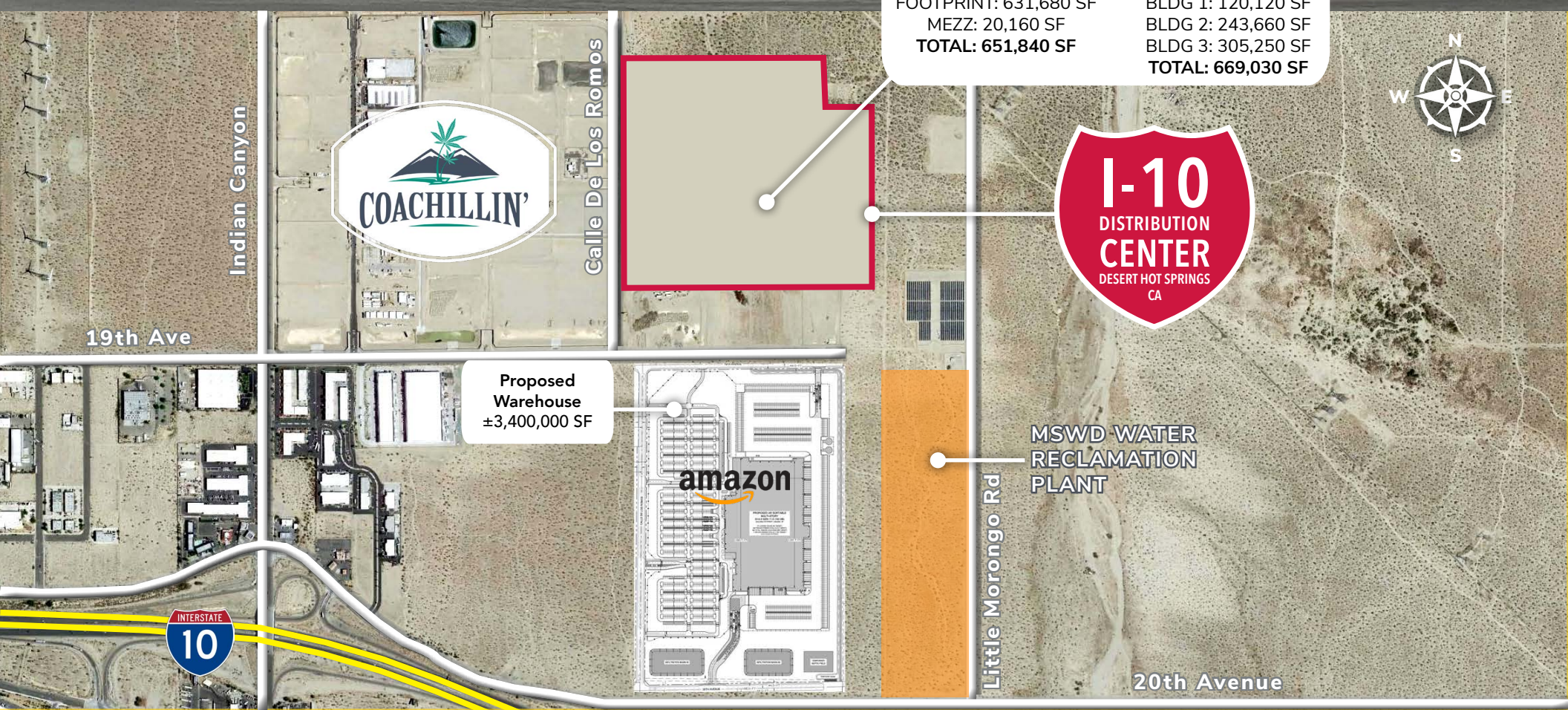
BUILDING 1: 120,120 SF
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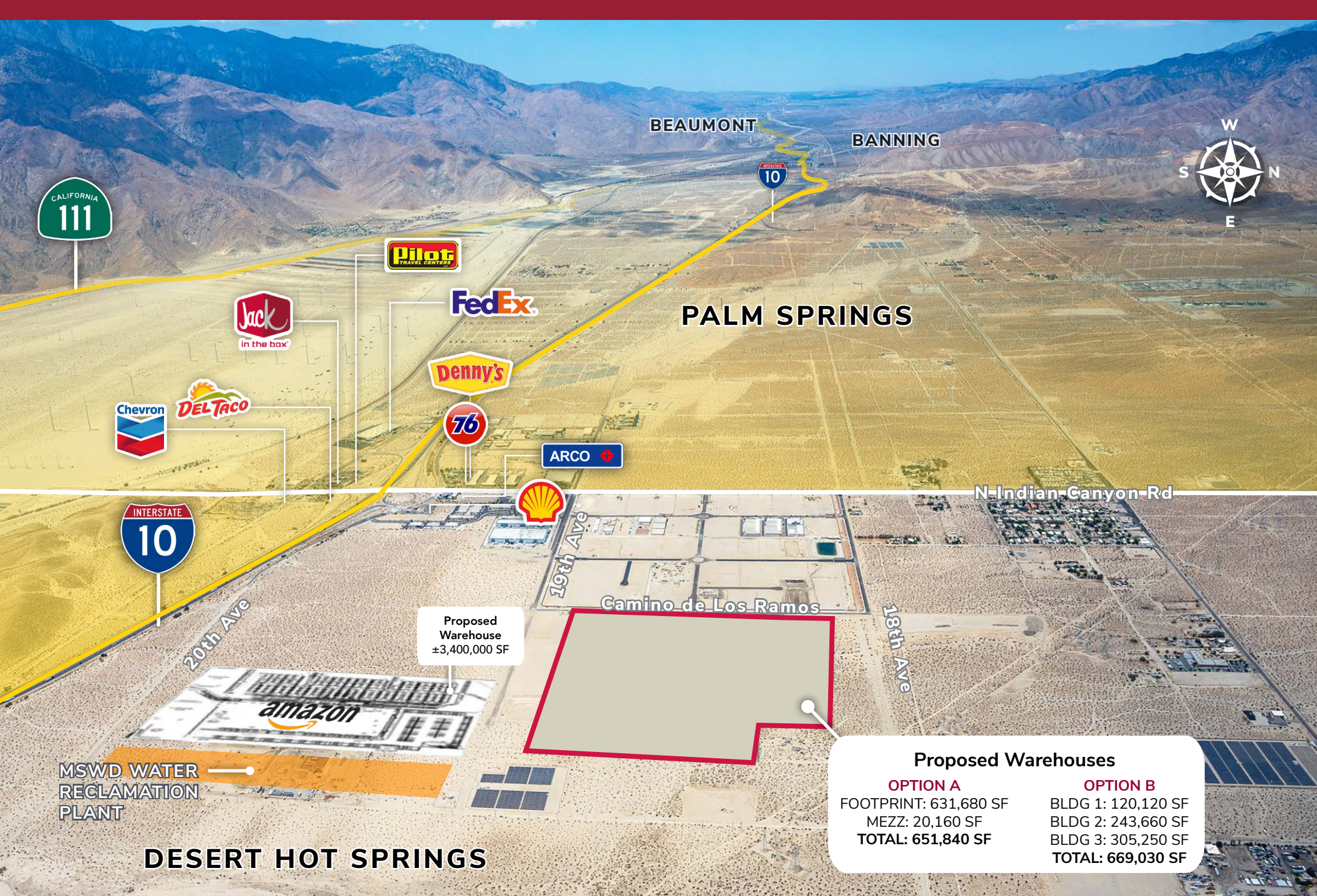


Proposed Warehouse
±3,400,000 SF

I-10
DISTRIBUTION
CENTER
DESERT HOT SPRINGS
CA

MSWD WATER
RECLAMATION
PLANT





BEAUMONT

BANNING

PALM SPRINGS

N-Indian-Canyon-Rd

Camino de Los Ramos

DESERT HOT SPRINGS

Proposed Warehouse
±3,400,000 SF

Proposed Warehouses

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MSWD WATER RECLAMATION PLANT

CALIFORNIA 111

INTERSTATE 10



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Walmart
Palm Springs Airport

CIMARRON GOLF RESORT
HILTON RESORT & GOLF
ESCENA GOLF CLUB

PALM SPRINGS

INTERSTATE 10

CALIFORNIA 111



Proposed Warehouse
±3,400,000 SF



amazon

I-10
DISTRIBUTION CENTER
DESERT HOT SPRINGS
CA

MSWD WATER RECLAMATION PLANT

Proposed Warehouses

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19TH AVE

CALLE DE LOS ROMOS

INDIAN CANYON DRIVE

18TH AVE

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 \(link\)](#)

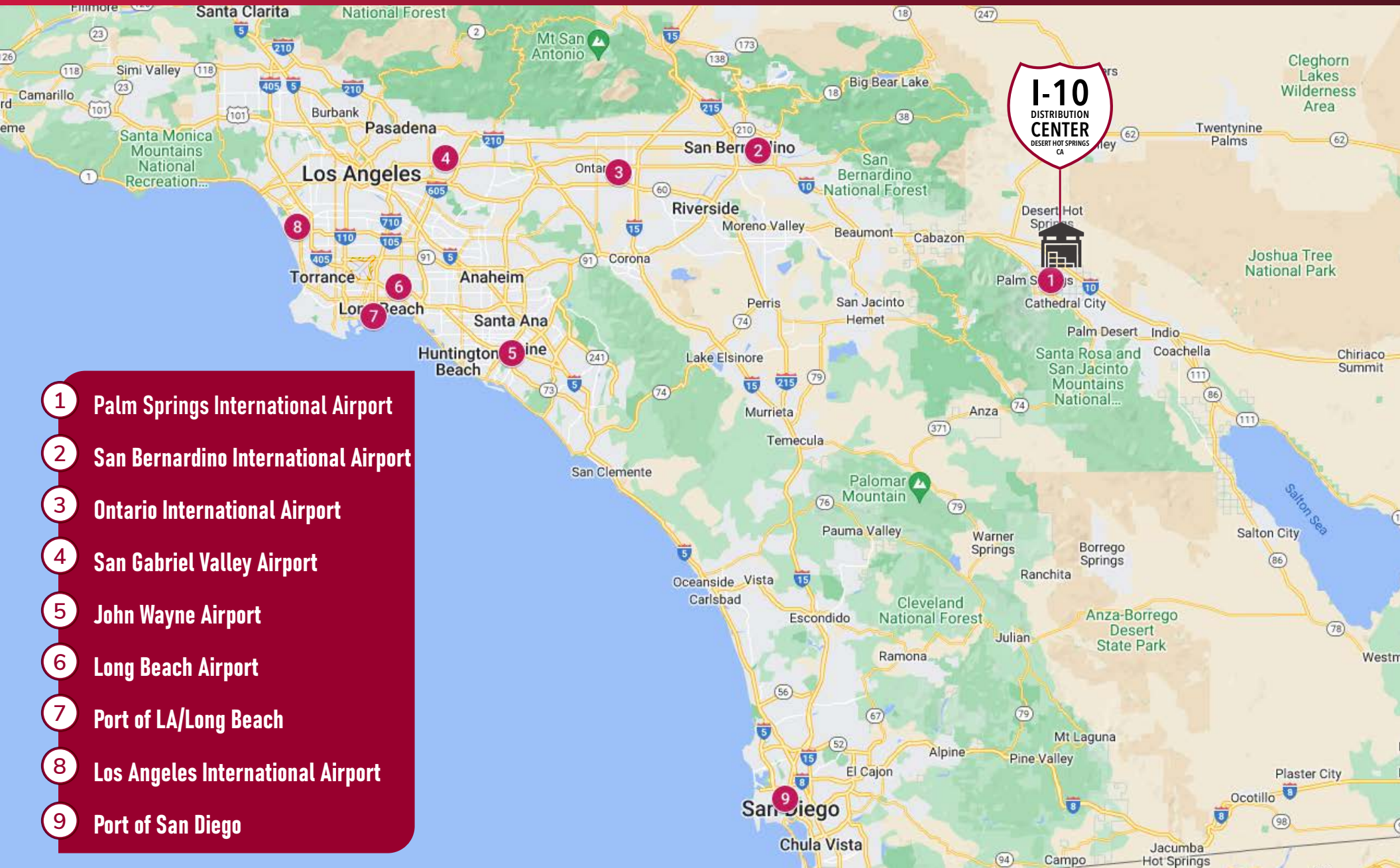
REGIONAL LOCATION MAP

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



SALTON SEA



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 Cacnyons Golf Resort
 7. Tamarisk Country Club
 8. The Club at Morningside
 9. Thunderbird Country Club
 10. The Springs
- ...and many more.

3 **Walmart** Supercenter THE HOME DEPOT

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

Jack **Famous** **FedEx** **ULTA**
in the box

Cane's **LOWE'S** **STAPLES**

Smart & Final **Shell**

4 **VONS** **TARGET**

BOYER'S! **Tollo loco** **STARBUCKS COFFEE**

McDonald's **TRADER JOE'S**

CVS **ANYTIME FITNESS**

The UPS Store **ups**

1 **Denny's** **ARCO**

Pilot TRAVEL CENTERS **BROWN'S BBQ & SOUL FOOD**

AMTRAK **Chevron**

2 **VONS** **Walgreens**

Pizza Hut **McDonald's** **STARBUCKS COFFEE**

WELLS FARGO **KFC** **metro**

The UPS Store **ups**

5 **THE RIVER AT RANCHO MIRAGE**

Yard House **Bath Body Works**

P.F. CHANG'S CHINA BISTRO **BERG JERRY'S**

FIVE GUYS FAMOUS **the old spaghetti factory**

STARBUCKS COFFEE **IN-N-OUT BURGER** **CVS**

HOBBY LOBBY **Polie**

UB&T **76** **WELLS FARGO**

PALM SPRINGS

PALM SPRINGS AIRPORT

I-10
DISTRIBUTION CENTER
DESERT HOT SPRINGS CA



5

10

9

8

7

4

4

3

3

1

2

5

6

23

1

PALM DRIVE

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