

2 INDUSTRIAL BUILDINGS WITH OUTSIDE STORAGE

DESERT HOT SPRINGS

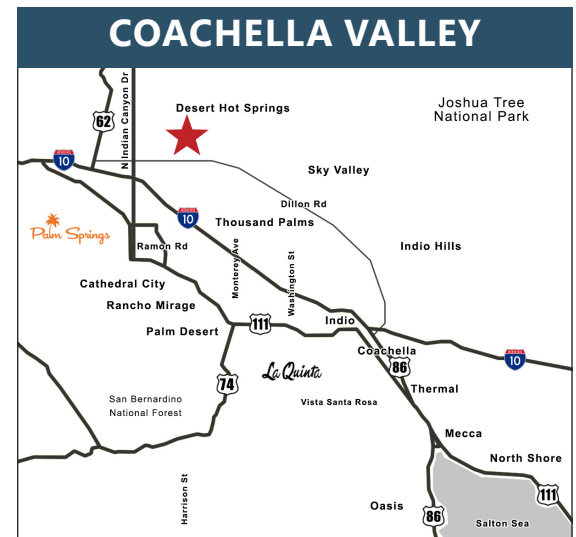


65090 SAN JACINTO LANE, DESERT HOT SPRINGS, CA

FEATURES

- 2 Buildings Totaling 7,228 SF on 1.26 Acres
- Building 1 - 4,520 SF Office/Warehouse & Mezzanine
- Building 2 - 2,708 SF Office/Warehouse
- Fenced Yard With Extensive Outside Storage
- Ideal For Contractors, Mechanics, Auto Body Shops or Landscape Companies
- Currently Approved For Cannabis Operation - CUP 30-17

PRICE: \$1,295,000 (\$179/SF)



VICINITY MAP



7/21/26 SA



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65090 SAN JACINTO LANE

SITE PLAN & SITE AMENITIES

BUILDING 1 - 4,520 SF



- 520 SF Small Office
- 3,480 SF Warehouse/ Manufacturing & 520 SF Mezzanine Space
- 2 Restrooms (1 Handicap)
- 3 Grade Level Roll Up Doors
- 8' Office Ceiling Height; 19' Ceiling Height; 14' Warehouse Clear Height
- 225 Amps, 480/277V
- 2-ton Overhead Bridge Crane **available for sale**

BUILDING 2 - 2,708 SF



- 308 SF Office
- 2,400 SF Warehouse Space
- 2 Restrooms (1 Handicap)
- 2 Grade Level Roll Up Doors
- Convenient access from the front of the property
- 225 Amps, 480/277V
- 9'3" Office Ceiling Height; 19' Ceiling Height; 14' Warehouse Clear Height
- 2-ton Overhead Bridge Crane **available for sale**

SITE AMENITIES

- **Current Use:** Vacant
- **Parcel Size:** ±1.26 AC (54,886 SF)
- **APNs:** 665-030-016
- **Zoning:** I-L (Light Industrial, Industrial Cannabis Overlay)
- **General Plan:** I (Industrial, Industrial Cannabis Overlay)
- **Opportunity Zone:** Yes
- **Construction:** Metal
- **Year Built:** Building 1: 1991 / Building 2: 1989
- **Parking Spaces:** 18 Spaces (8 covered)
- **Fire Sprinklers:** Yes
- **Entitlements:** CUP 30-17
- **Utilities:** Septic, Water, Gas, Power
- **Terms:** Cash, Owner May Carry
- **Comments:** Situated within the Desert Hot Springs Industrial Park, the property offers excellent regional access to Interstate 10, Palm Springs, the Coachella Valley and Southern California transportation corridors. This is a rare opportunity to acquire a secure industrial property with multiple buildings, extensive yard area and the flexibility to accommodate a wide range of industrial and commercial operations.



PHOTOS



VIDEOS

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Disclaimer: The information provided 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. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property. Certain images have been digitally enhanced using to improve presentation. Actual property conditions may vary.