

# DESERT FULFILLMENT CENTER

±65 ACRE

Master Planned Project  
gross development pad area

FOR SALE, LEASE  
OR LEASE OPTION  
PURCHASE

Buildings Ranging From

±34,000 to  
±889,200 SF

Potential Uses

DISTRIBUTION / FULFILLMENT  
ADVANCED MANUFACTURING  
FREEZER/COOLER  
CORPORATE HEADQUARTERS

Estimated Delivery

±Q4 2023/Q4 2024



Located on the North side of I-10 in the City of **Desert Hot Springs, CA** and acts as the eastern gateway to all of Southern California. With immediate access to I-10 it offers a rare build-to-suit opportunity with a highly desirable location.

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

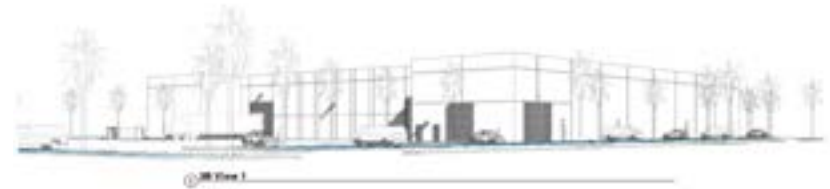
**SNIDER  
INTERESTS**

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.

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## BUILDING & TRUCK COURT ENVELOPES



Preliminary Proposed  
Build-to-Suit Warehouses + Manufacturing  
Buildings With Trailer Parking

- ±295,000 SF\*
- ±192,000 SF\*
- ±122,000 SF\*\*
- ±105,000 SF\*\*
- ± 53,300 SF\*\*
- ± 44,600 SF\*\*
- ± 43,300 SF\*\*
- ± 34,000 SF\*\*

TOTAL 889,200 SF

\* \$205 PSF - Shell

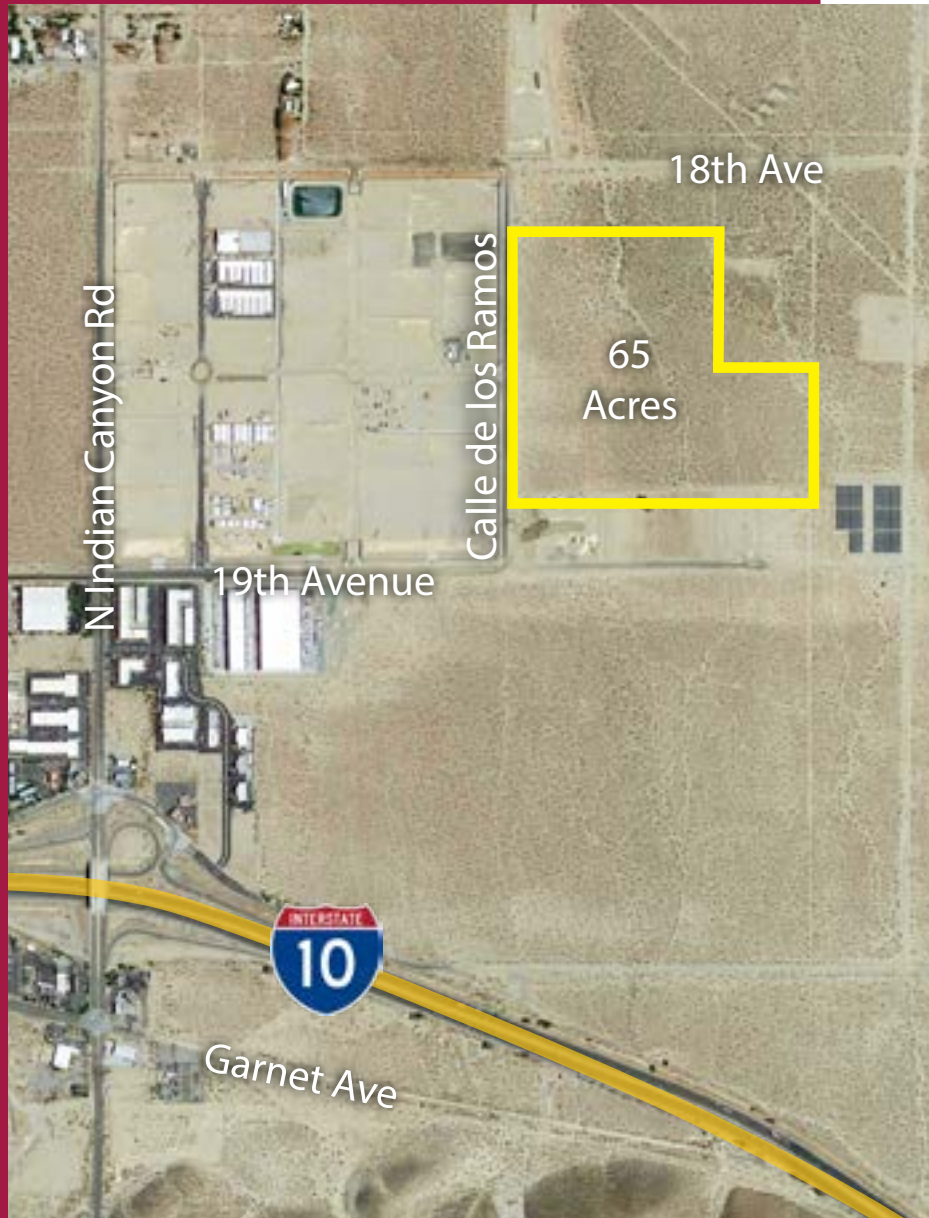
\*\* Price withheld

PRIVATE ACCESS ROAD



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## Business Highlights

- Immediate I-10 Freeway Access North of I-10
- Fully Improved N. Indian Canyon Rd. On/Off Ramp
- State-of-the-Art ESR Warehouse, Manufacturing Buildings, + Freezer Cooler Buildings

## Market Attributes

- Vibrant and growing, surrounding cities
- Immediate access to Palm Springs International Airport
- Affordable alternative to Inland Empire and wider Coachella Valley

## Infrastructure

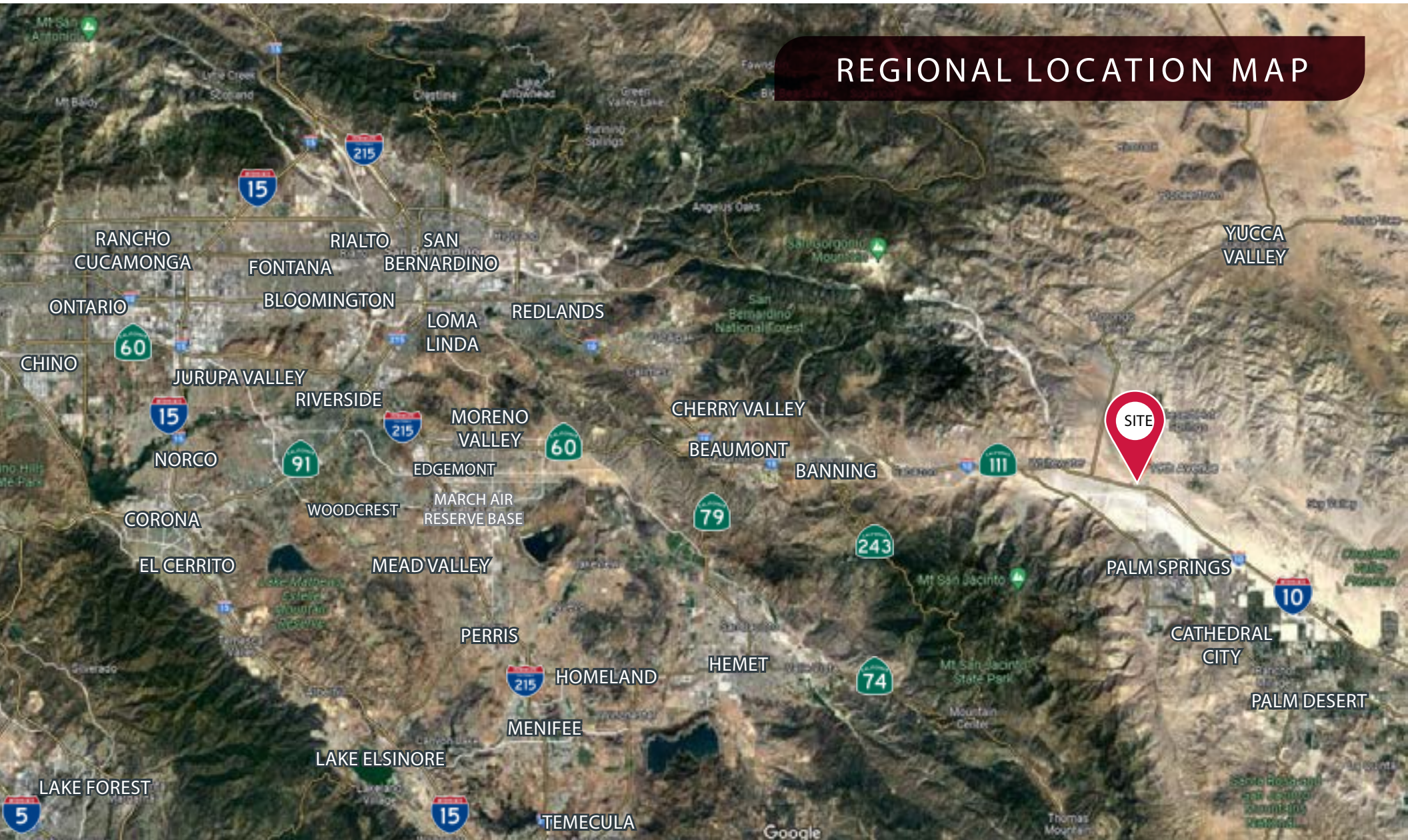
- Southern California Edison Electric Service
- Mission Springs Water District Water Service
- On-Site Water Retention And Septic
- Utilities To Site

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## REGIONAL LOCATION MAP



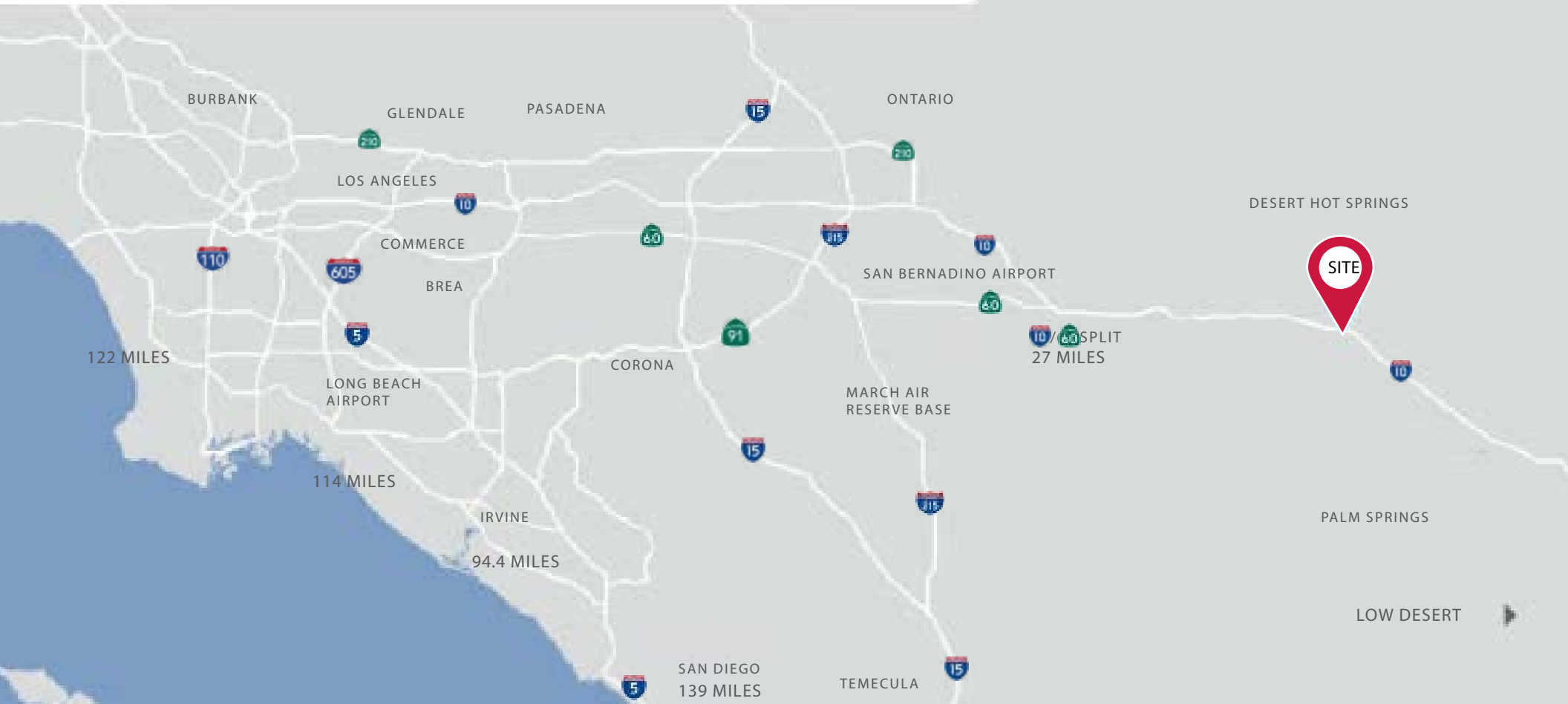
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## LOCATION MAP

# SOUTHERN CALIFORNIA LOGISTICS NETWORK

HIGH DESERT

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Lee & Associates – NSDC

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