

64,950 SF Cold Storage and Warehouse Facility on 40 acres with Cell Tower & Farm Lease Income Oasis, CA

OPPORTUNITY
ZONE



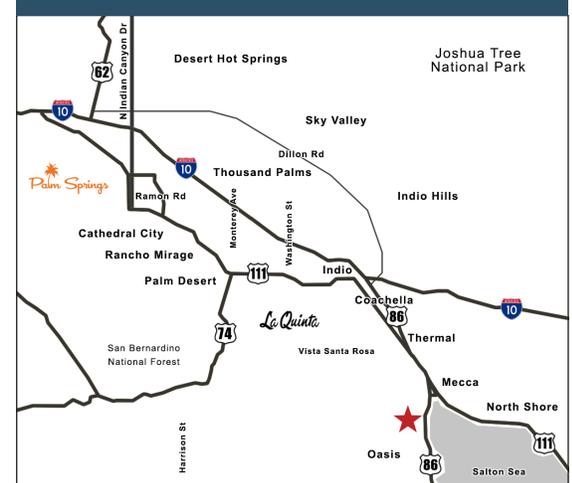
77110 Harrison St, Oasis (Thermal), CA

FEATURES

- 64,950 SF cold storage/packing facility on a 40 acre parcel:
 - 25,350 SF cold storage and warehouse;
 - 38,400 SF attached shade structure;
 - 1,200 SF offices and conference room
- Cell Tower & AG lease income
- 1,000 Amps of power (IID)
- 4 Dock-high Roll-up Doors
- Convenient location at the SE corner of Harrison St, 77th Ave, and Pierce St.
- In Opportunity Zone with potential tax incentives

PRICE: \$3,500,000

COACHELLA VALLEY



VICINITY MAP



8/1/23 LO



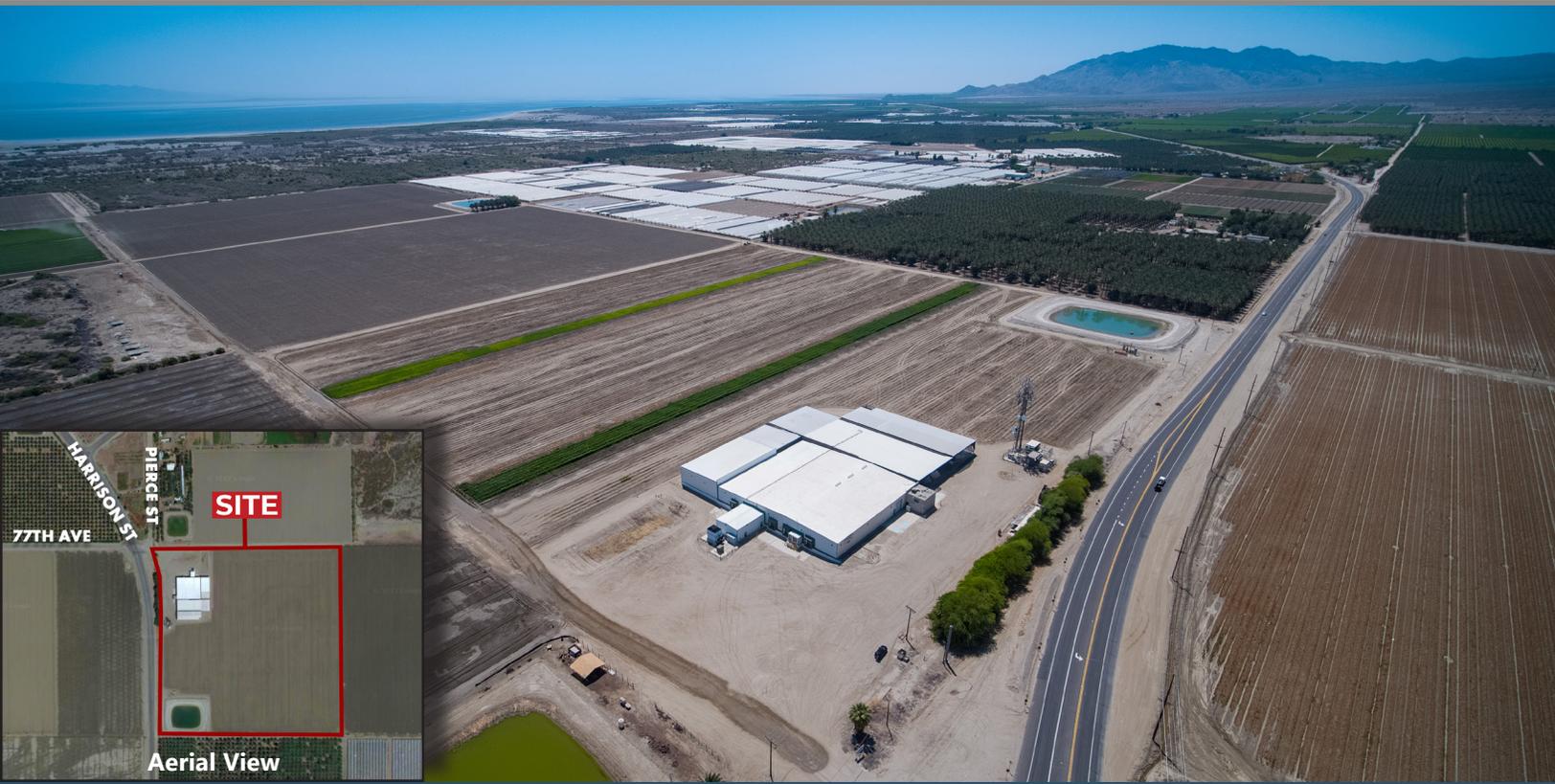
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64,950 SF COLD STORAGE FACILITY with CELL TOWER & FARM LEASE INCOME on 40 ACRES AERIAL & SITE DETAILS



SITE Details & FAQs

- **Location:** 77110 Harrison St, Thermal (Oasis)
- **Zoning:** W-2 (Controlled Development)
- **General Plan:** IND (Indian Jurisdiction)
- **APN:** 755-190-013
- **Parcel Size (County Assessor's data):** Approximately 40 acres. Cold storage and warehouse facility and cell tower sit on 4.2 acres of the parcel; remaining 35 acres leased to Grimmway.
- **Year Built:** 1989. Expanded in 2007.
- **Dock-high Roll-up Doors:** 4
- **Clear Height:** 17 to 22 ft.
- **Construction:** Metal. Foam-insulated roof
- **Power:** 3 Phase; 277/480 Volts; 1,000 Amps (IID)
- **Water:** Private well. Reservoir for fire hydrants and fire safety; 30" Main Line on Harrison St.
- **Sewer:** Septic tank
- **Structures:** 25,300 SF cooler & warehouse area; 38,400 SF attached shade area; 1,200 SF offices and conference room; 1,200 SF equipment room. Racking in 2 rooms. *(The size of the facility has been obtained from various sources and has not been verified. It shall be Buyer's responsibility to determine the actual size of the facility).*
- **Lease Income:** American Tower (cell tower): \$1,315.60/mo; T-Mobile (cell tower): \$585.64/mo; Grimmway (farm lease): \$35,800/yr
- **Comments:** Mobile home needs repair but could be a caretaker unit.

PROPERTY IMAGES



Office and Conference Room



Attached Shade Area

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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.