

27,748 SF FULLY EQUIPPED CANNABIS CO-PACKING FACILITY

ASSUMABLE LOAN @ 10.25% W/ \$1M DOWN

MORONGO INDUSTRIAL PARK

15858 LITTLE MORONGO RD, DESERT HOT SPRINGS

PRICE: \$10,750,000 (\$387/SF)



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Executive Summary

15858 Little Morongo Rd is a 27,748 SF cannabis co-packing facility that invested over 2 million dollars in cutting-edge infusion technologies and production lines that move at industry leading speeds and efficiencies. This cannabis facility can manufacture almost any cannabis infused products on the market.

The subject property is located in a state-of-the-art cannabis industrial park that was developed to offer the ultimate business environment for cannabis businesses. The property is in the Light Industrial district of Desert Hot Springs, CA, with convenient I-10 Freeway access to serve all of Southern California. This development has an approved Conditional Use Permit for unlimited cultivation, manufacturing, processing that meets all requirements for CA state cannabis business licensing

SCAN OR CLICK THE QR CODES



VIRTUAL 3D TOUR

Walk in and around the property using our custom Virtual 3D Tour.

PROPERTY VIDEO

Take a look at a video of the inside of the property with square footage details.



DIRECTIONS TO PROPERTY

Google map directions to the 15858 Little Morongo Rd property.

Features

- 27,748 SF Fully Equipped Cannabis Co-Packing Facility
- Heavy Power- 2,400 Amp 3 Phase 480v
- 0% City Cannabis Manufacturing Tax
- \$2M+ Of State-Of-The-Art Automated Production Equipment
- Management Services Agreement (MSA) Available for Type C11: (Commercial Distributor) and Type N (Manufacturing)
- Shared 24/7-Armed Guard Security Costs
- Strategically Located In Southern California
- Financing Available, Assumable Loan @ 10.25% w/ 10% Down

Asking Price: \$10,750,000 (\$387/SF)

Building Features

Building SF:

Lobby/Storefront: 2,226 SF

Warehouse: 7,774 SF

Distribution: 4,000 SF

Manufacturing: 13,748 SF - Includes 4,000 SF Commercial Kitchen

Total SF: 27,748 SF | Additional 1,500 SF Equipment Mezzanine

Year Built: 2020

Security Cameras: 80 Cameras on 4 systems

Stories: 2

Clear Heights: 1st floor Min 12'3" 2nd floor 12" - 14"

Ground Level Loading Bays: (3) 12' Overhead Doors

Interior Rollup Doors: (2) 12' Overhead Doors

Second Story Roll-up Door: (1) 10' Overhead Door

Construction Type: Steel Frame

R25 Wall Insulation

R41 Roof Insulation

Fire Sprinklers: Yes

Vacancy: Current owner would consider a lease back of the 2nd floor.



Site Amenities

Land Use Zoning: I-L (Light Industrial, Allows Cultivation & Manufacturing)

APN: 665-081-017

Land SF: 14,374 SF

Property Type: Warehouse

Zoning: I-L (Light Industrial)

Utilities:

Electric: Southern Cal Edison | Power - 480V 3 Phase 2,400 Amps

Domestic Water: Mission Springs Water District

Sewer: Advanced Onsite Treatment Sewer System

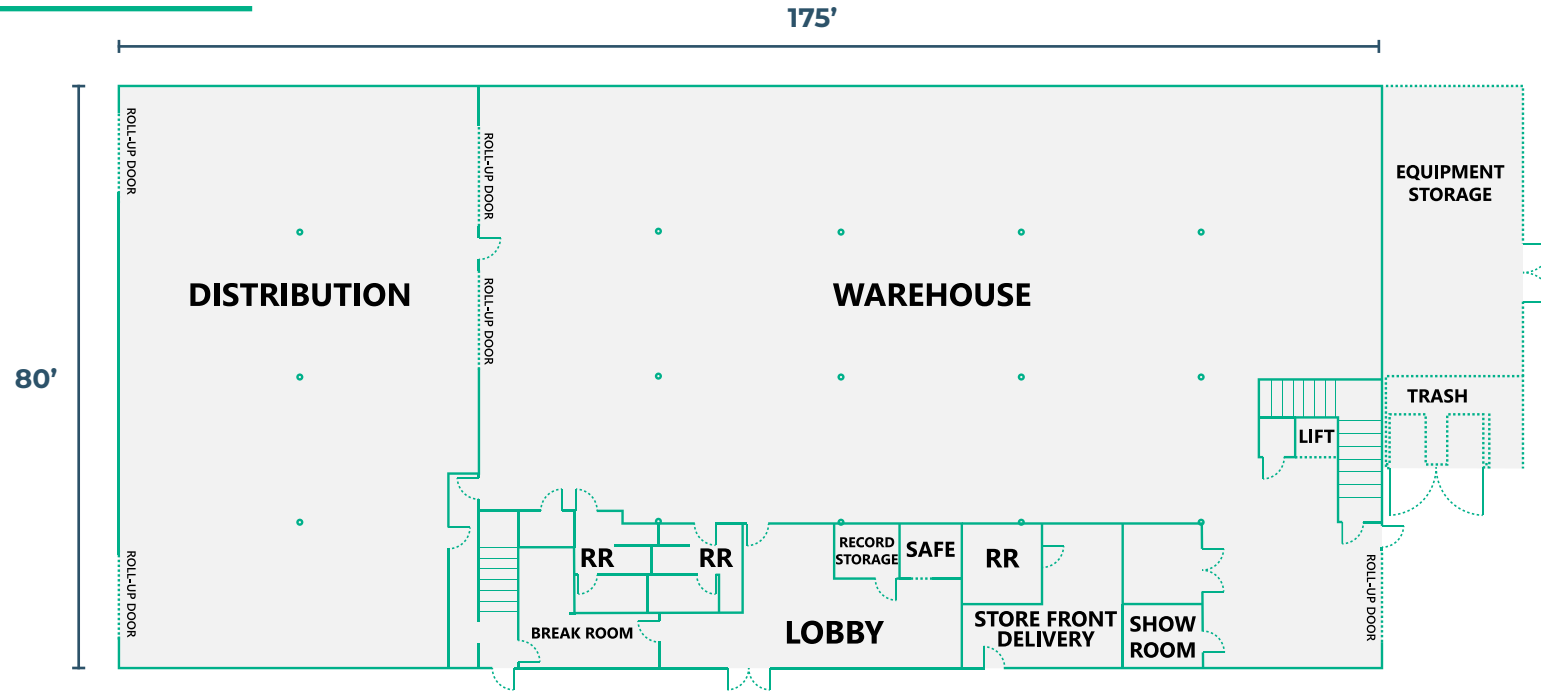
Current Use/Highest & Best Use: Cannabis Manufacturing and Distribution

Security: 24/7 armed guard gated business park

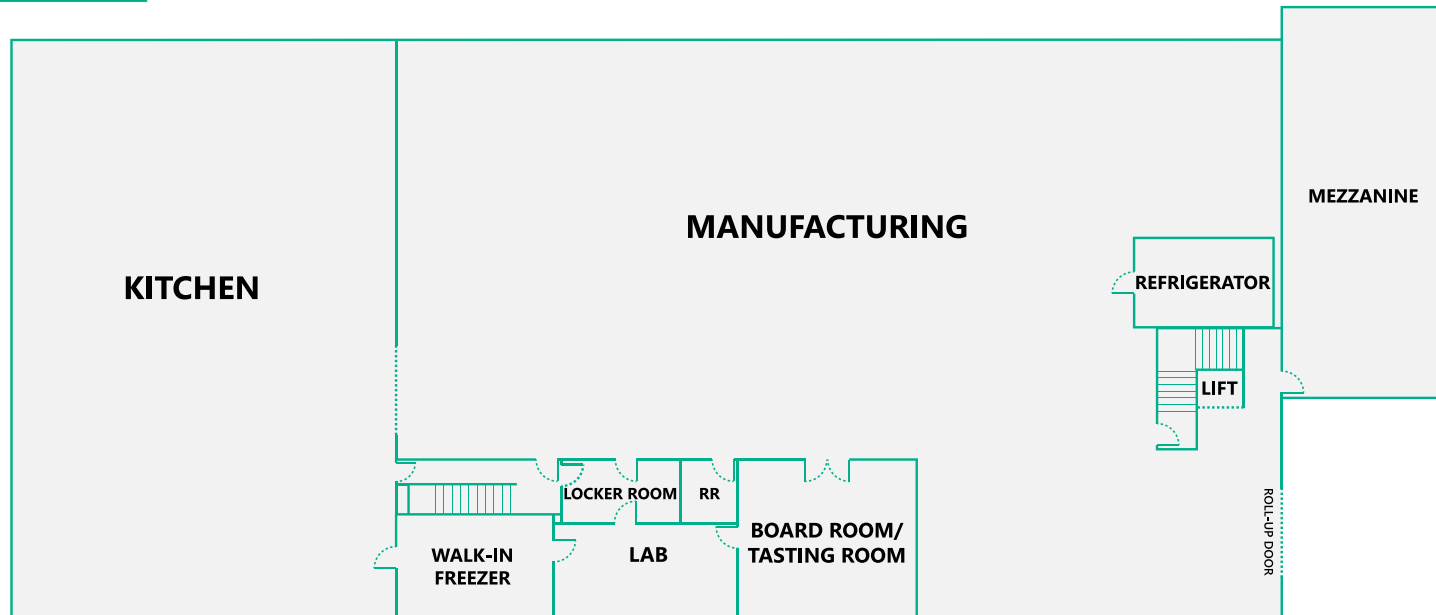
POA: \$4,444.20 (\$0.27/SF Estimate) Includes 24-Hr Security

CUP# 25-17

Floor 1 - 14,000 SF



Floor 2 - 13,748 SF



\$50-60MM Annual Manufacturing Output (Wholesale)

Flower Packaging Automation

Half Ounces: 1000lbs a day
Eighths: 500lbs a day



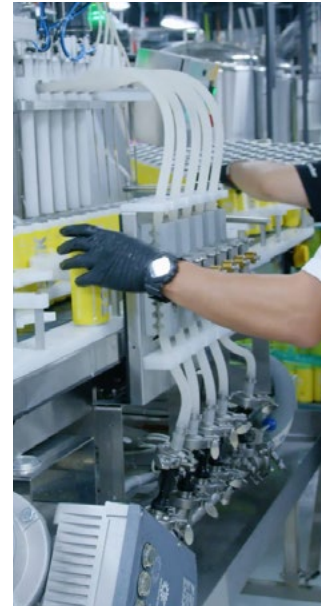
Edible Production

10 Piece Gummy Bags: 10k a day



Beverage Production

Bottling: 40,000 units a day
Canning: 50,000 units a day
Small Factor: 15,000 units a day



Equipment List

Equipment Legend

 Beverage	 Kitchen
 Distribution	 Kitchen/Beverage
 Equipment Mezzanine	 Maintenance
 Facility Equipment	 Packout
 Flower Packaging	 Structural
 Flower Storage	



Machine	Actual Price	Vendor
Bottling Processor	\$264,274	BEECO
Canning Line	\$115,210	Wild Goose
Bottling Line	\$91,080	Inline-Filler
Velcorin	\$74,125	Lanxess
Sleeving Machine	\$68,250	Axon
Large Brite Tanks	\$66,500	Apex
Capper	\$57,750	EPAK
Brite Tanks	\$47,600	Apex
Chiller	\$45,000	Trane
Ultrasonicator	\$39,695	Sonomechanics
Hibar Machine	\$33,300	Hibar
Batch Paturizer	\$27,900	Pro Engineering
Shrink Tunnel	\$26,880	Axon
Blending Tank	\$25,880	CMS
Glycol Piping	\$18,621	GF
Heat Conveyor	\$17,840	Axon
Cold / Heat Exchangers	\$16,891	Thermaline



Canning Line - Accumulation Packout	\$6,109	Wild Goose
4100 Gallon Tanks	\$5,460	Rotoplas
Hibar Large Pump	\$4,275	Hibar
Transfer Hoses	\$3,729	BEECO
Mini Chiller	\$2,000	Amazon
Transfer Pump Product	\$1,600	
Canning Line - Whaletail	\$1,507	Wild Goose
Can Seamer	\$1,000	Oktober
Glycol Actuators	\$600	GF
Machine	Actual Price	Vendor
Stretch Wrapper	\$17,185	Lantech By EPAK
Conveyor	\$6,000	CMS
Pallet Jack	\$3,600	ULINE
Drum Jack	\$1,000	ULINE
Air Knife	\$850	Amazon
Machine	Actual Price	Vendor
Water Tower	\$35,000	RSD
RO System	\$20,201	Pure Aqua
Air Compressor	\$9,978	Ingersol Rand
Machine	Actual Price	Vendor
Tankless Water Heater	\$4,500	Rheem
Machine	Actual Price	Vendor
Flower Machine (x2)	\$200,530	Atlantic
Turntables	\$39,085	EPAK
Separator	\$19,325	Russell Finex
Rocket Box	\$15,000	STM
Induction Sealer	\$10,935	EPAK
Labeler Printer	\$10,925	VideoJet
Gummy Lift	\$6,035	Savage Bros
Shredder	\$3,876	Futurola

Knock Box 2	\$3,500	Futurola
Carleton Helical	\$3,350	Carleton Helical
Machine	Actual Price	Vendor
Refer	\$6,812	TRUE
Machine	Actual Price	Vendor
Universal Mixer	\$43,371	Hobart
Oven	\$39,862	Rational
Kettle	\$28,560	Savage Bros
Kitchen Tables	\$15,000	Webstaurant
Gummy Depositor	\$14,740	Savage Bros
Freezer	\$8,159	TRUE
Refer/Freezer	\$6,210	TRUE
Veggie Crates	\$3,000	
Water Bath	\$800	
Concrete Mixer	\$740	Zoro
Machine	Actual Price	Vendor
Nitrogen Doser	\$26,100	Chart
Machine	Actual Price	Vendor
Floor Cleaner	\$1,500	Global Industries
Machine	Actual Price	Vendor
Case Erector	\$48,000	Lantech
Labeller	\$39,085	EPAK
Case Sealers	\$18,900	3M
Accordion Conveyor	\$2,400	ULINE
Machine	Actual Price	Vendor
Mezzanine	\$11,500	CMS
Pallet Lift	\$8,400	ULINE
Press	\$4,000	
TOTAL	\$1,801,089	



Desert Hot Springs

Desert Hot Springs is in Riverside County and is one of nine cities that make up the Coachella Valley. (Palm Springs, Desert Hot Springs, Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, Indio, and Coachella) With over 32,000 people and growing, it has become a cannabis connoisseur haven.

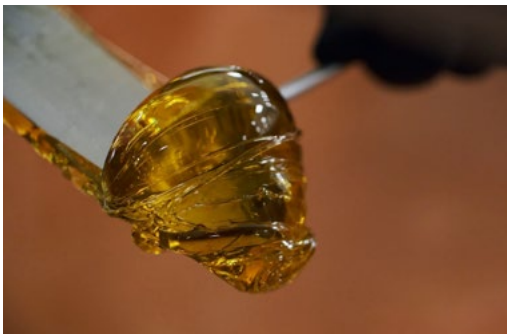
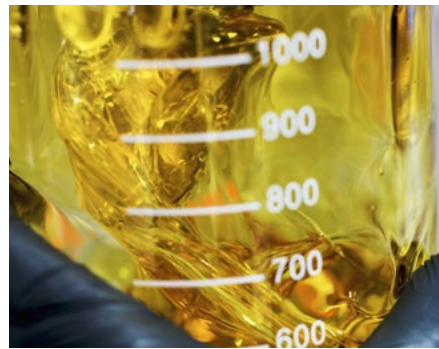
The city's residents are as diverse as its landscape, fostering a unique blend of traditions and innovations. In recent years, Desert Hot Springs has emerged as a hub for visionaries and entrepreneurs, drawn to the area's inspiring aura and collaborative atmosphere. Tag that along with a no manufacturing tax in Desert Hot Springs. It's easy to see why it has become a cannabis paradise. The Coachella Valley is the ultimate work/play destination because it is famous for its year-round sunshine, idyllic quality of life powered by tourism and agriculture, and is quickly becoming known as the 'Napa Valley' of cannaturism. This bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment. There's no finer place to live, work, and play.

MORONGO INDUSTRIAL PARK SITE MAP





CLICK OR SCAN THE QR CODE FOR THE FULL PHOTO GALLERY





CLICK OR SCAN THE QR CODE
FOR THE PROPERTY 3D TOUR



Price:

\$10,750,000 (\$387/SF)

Terms:

Cash or Assumable \$9.75M Loan @ below market rate 10.25% Interest Only Financing (\$83,281/Mo). Loan Maturity 12/1/26

Property Tour:

Contact our office at 760.360.8200 or Click or Scan the Qr Code for a Virtual Tour



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Desert Pacific
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CANNABIS REAL ESTATE

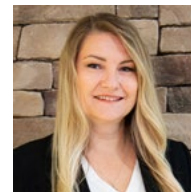
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