

# 65311 SAN JACINTO

— DESERT HOT SPRINGS, CA 92240 —

## OFFERING MEMORANDUM

INDUSTRIAL MANUFACTURING FACILITY & WAREHOUSE

**LISTED FOR \$2,500,000**

- 19,634 SF BUILDING | 2.52 ACRE LOT
- DELIVERED VACANT
- FULLY SECURED ENTRANCE
- BUILDING HAD EXTENSIVE RENOVATIONS IN 2018

# SW

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# EXECUTIVE SUMMARY

## 65311 San Jacinto Lane

Desert Hot Springs, CA 92240

**Offered at: \$2,500,000**

65311 San Jacinto Lane is perfect for businesses seeking an industrial manufacturing warehouse in Desert Hot Springs, CA. This 19,634 SF facility, situated on a 2.52-acre corner lot within the city's thriving Industrial District, underwent extensive tenant improvements and a custom build out in 2018.

Zoned M (Light Manufacturing), the property can cater to the needs of a variety of businesses requiring a manufacturing and distribution facility. Additionally, the lot offers over 15,000± square feet of vacant land, providing room for future expansion and growth. Delivered 100% vacant!



APN: 665-030-037



Building SF: 19,634



Land SF: 109,771 (2.52 Acres)



Property Type: Warehouse



Zoning: M - Light Manufacturing



Year Built: 2018



Vacancy: 100%



Ground-Level Loading



125 Watt 277/480 V | 3 Phase Diesel Generator



All Fixtures Included In Sale



Secured Gated Entrance



21 Parking Spaces





# THE OFFERING

## ◆ The Opportunity:

65311 San Jacinto presents an extraordinary investment opportunity in the heart of Desert Hot Springs, California. The property features an impressive 19,634 SF Industrial Warehouse, situated on a commanding 109,771 SF (2.52 Acres) corner lot, offering ample space for growth and expansion as well as excellent visibility. The property is Zoned M and is strategically located in the “Industrial District” in Desert Hot Springs, making it an ideal asset for a range of business ventures. The property is, the property benefits from its proximity to the I-10 freeway, providing convenient access for transportation and logistics.

## ◆ Features:

The property underwent an extensive transformation 2018, with over \$300,000 invested in renovations tailored for the custom build-out for the previous tenant. These renovations encompassed every facet of the facility, including new exterior and interior walls, new roof, upgraded doors, electrical overhaul with new switchgear and advanced security monitoring, HVAC units, an odor filtration system, and more. Site improvements included new landscaping, enhanced exterior lighting, secured automatic gate, fencing, improved trash enclosures, and a freshly re-striped parking lot.

## ◆ Potential:

The property offers an incredible opportunity for all types of investors, providing the avenue to purchase a building suited for distribution, warehouse use, and manufacturing.

Additionally, there is over 15,000 square feet of vacant land providing ample room for further expansion.



# PROPERTY HIGHLIGHTS

## Site Features:

- ◆ Server Room & Security Room
- ◆ 2 Offices
- ◆ Conference Room
- ◆ Lobby
- ◆ Break Room
- ◆ 7 Manufacturing Rooms/Storage
- ◆ 5 Distribution/Packaging Rooms
- ◆ Inventory Room
- ◆ 4 Restrooms
- ◆ 1 Wash Room with Washer/Dryer

## Security Features:



62 Security cameras



24 door sensors



33 motion sensors





# PROPERTY HIGHLIGHTS

## ADDITIONAL FEATURES:

### Covering:

- (12,000) sq.ft. Corrugated SolarSoft-85 48" wide (roof)
- (5,500) sq.ft. Insulation 3"x 72" (perimeter, 1 side and 4 ends)

### Cooling Equipment:

- (9,280) sqft. Light Deprivation System
- (9,280) sqft. Shade System (50%), (4) 29' x 80' Individual Systems
- (12) Coolair Fan(s): NBF48L 1HP
- (4) Coolair Fan(s): NBF24G 1/4HP (1-Speed, 3 Phase, Box-wall housing attic dehumidification)
- (4) ea. Automatic Shutter(s): LRW39E (attic dehumidification)
- (25) ea. HAF Fans
- Pad System: 4 - 5' x 25', 6" PVC, & End Kit (with light traps)
- (1) ea. Fogco Odor Remediation for Exhaust Fans
- (8) ea. VFLO Circulation Fans

### Heating Equipment:

- (9) ea. Lennox Heater(s), LF24E-200S (Stainless Steel) (Heater Vent Stacks are Not included)
- (9) ea. Propane Kit(s), (stainless steel)

### Controllers:

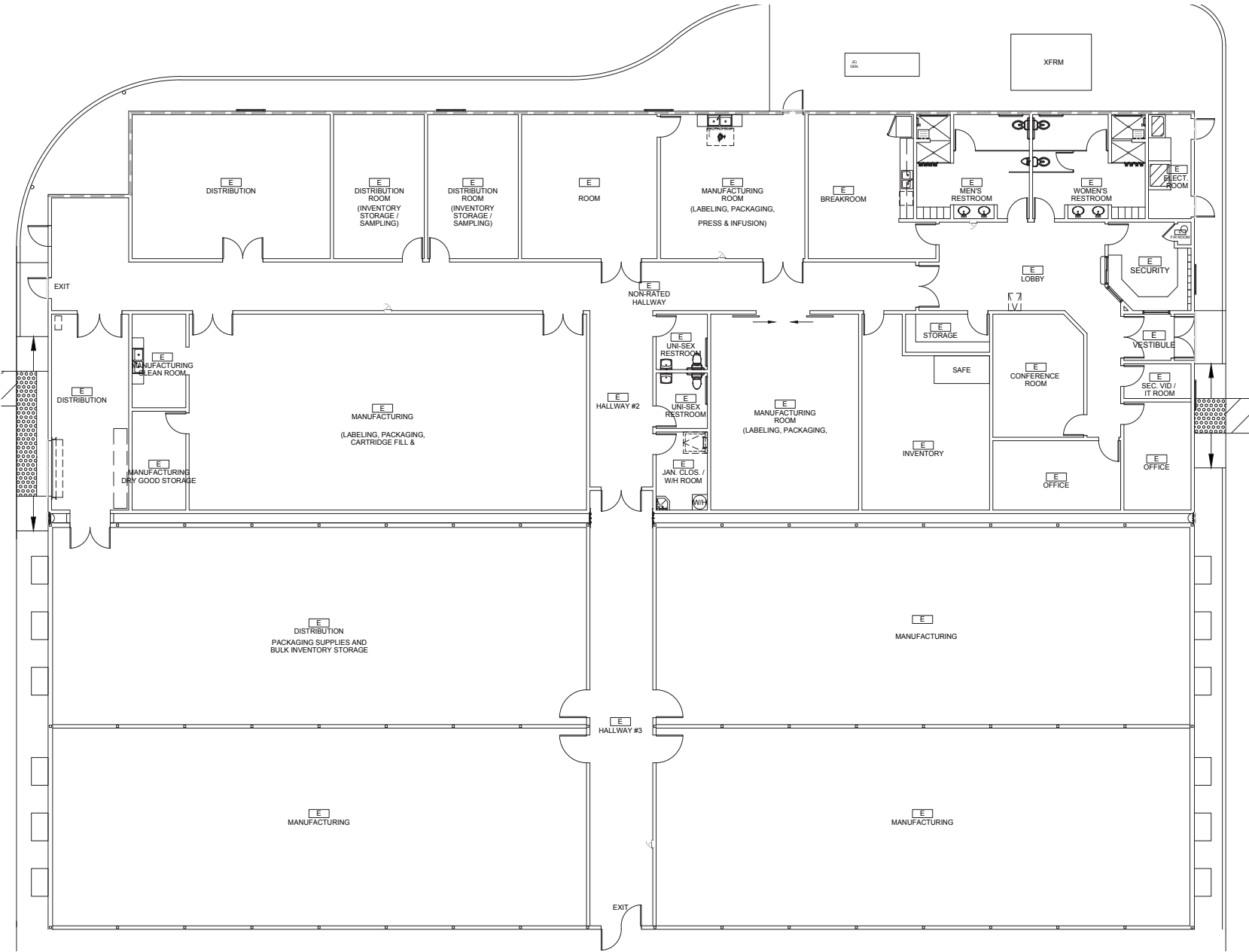
- (1) ea. Wadsworth Seed Environmental Controller
- (4) ea. Controller VC100A ILS-Open/Close (LST) (M-1001)

### Lighting

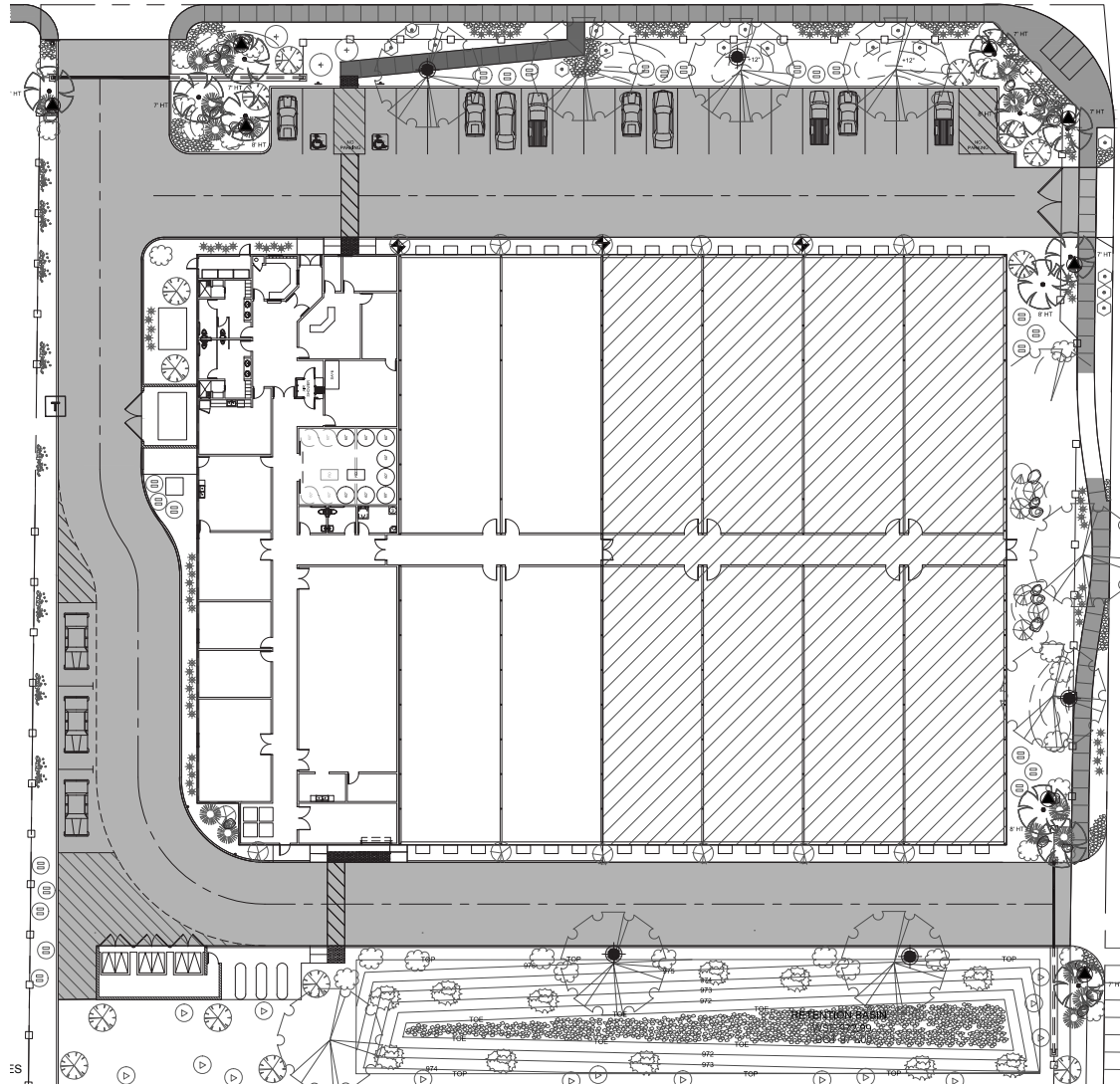
- 300 Light Fixtures



# EXISTING SITE PLAN



# LANDSCAPING PLAN







# 65311 SAN JACINTO LANE

PROPERTY GALLERY

**S** | **W**

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Gated & Secured Entrance



Corner Lot | Excellent Visibility







Entrance



Security Room



Lobby



Kitchen | Break Room





Manufacturing | Distribution



Manufacturing | Distribution



Manufacturing | Distribution



Manufacturing | Distribution





Manufacturing Area



Manufacturing Area



Manufacturing Area



Manufacturing Area





Manufacturing Area



Manufacturing Area



Manufacturing Area



Manufacturing Area





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