

# IMPROVEMENTS BUILT-TO-SUIT



# 65 ACRES FOR LEASE

E. CALLE DE LOS ROMOS  
DESERT HOT SPRINGS | CA

LOCATED ONE BLOCK FROM THE INDIAN CANYON ON/OFF RAMP FROM THE 10 FREEWAY AT THE BORDER OF PALM SPRINGS AND DESERT HOT SPRINGS.

N. INDIAN CANYON DR.

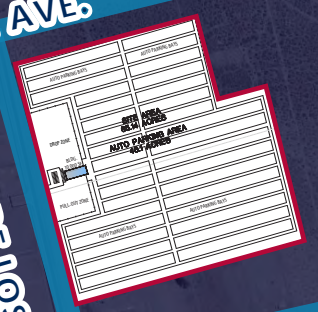
18TH AVE.

CALLE DE LOS ROMOS


19TH AVE.

LITTLE MORONGO ROAD

20TH AVE.



**2,300 TRAILER PARKING SPACES OR +/-31,300 AUTO PARKING SPACES**



**FENCED SECURED FACILITY**



**65ACRES TOTAL SPACE AVAILABLE**



**10 FWY CLOSE PROXIMITY**



**ZONED I-L OR LIGHT INDUSTRIAL**

FOR MORE INFORMATION, CONTACT:

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CADRE# 01292002

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# FOR LEASE

E. CALLE DE LOS ROMOS  
DESERT HOT SPRINGS | CA



65 acres for lease



Improvements  
Built-to-Suit



666-360-008  
& 666-360-016 APN



2,300 Trailer  
Parking Spaces or  
+/-1,300 Auto  
Parking Spaces



Zoned I-L or Light  
Industrial



Located one block  
from the Indian  
Canyon on/off ramps  
from the 10



Fenced Secured  
Facility



Freeway at the  
border of Palm  
Springs and Desert  
Hot Springs.



Project being  
developed by  
Transwestern  
Development  
Company



Potential for outside  
storage, distribution  
industrial or fleet  
vehicle storage

## PROPERTY HIGHLIGHTS



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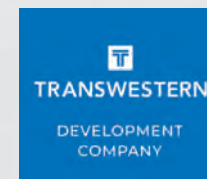
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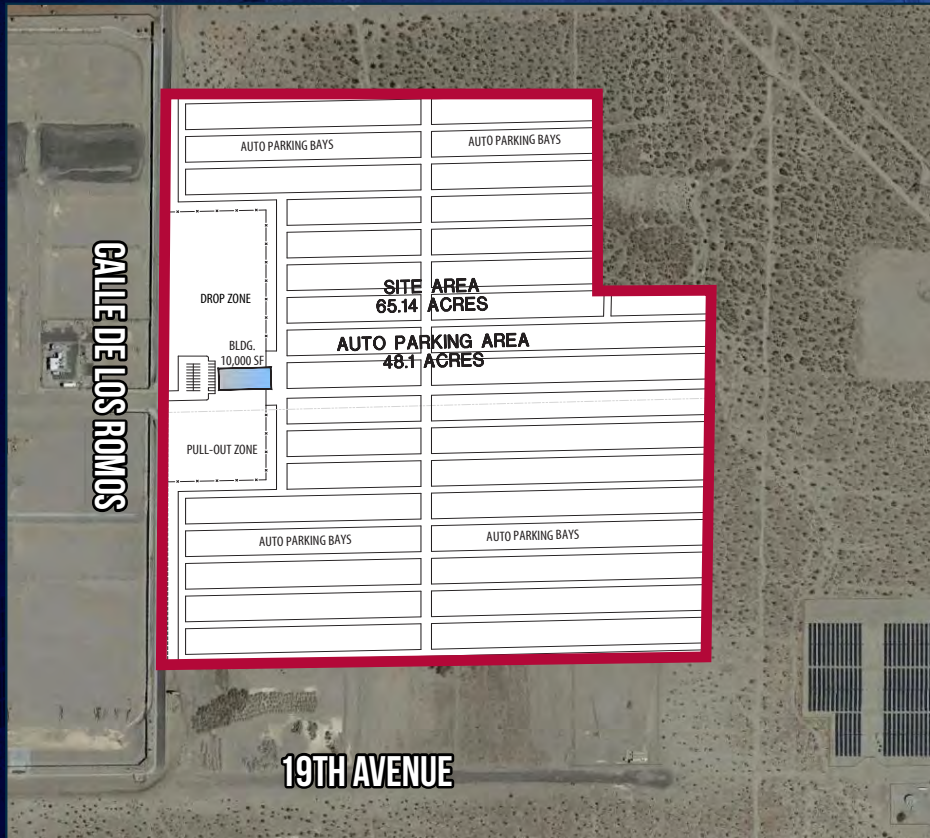
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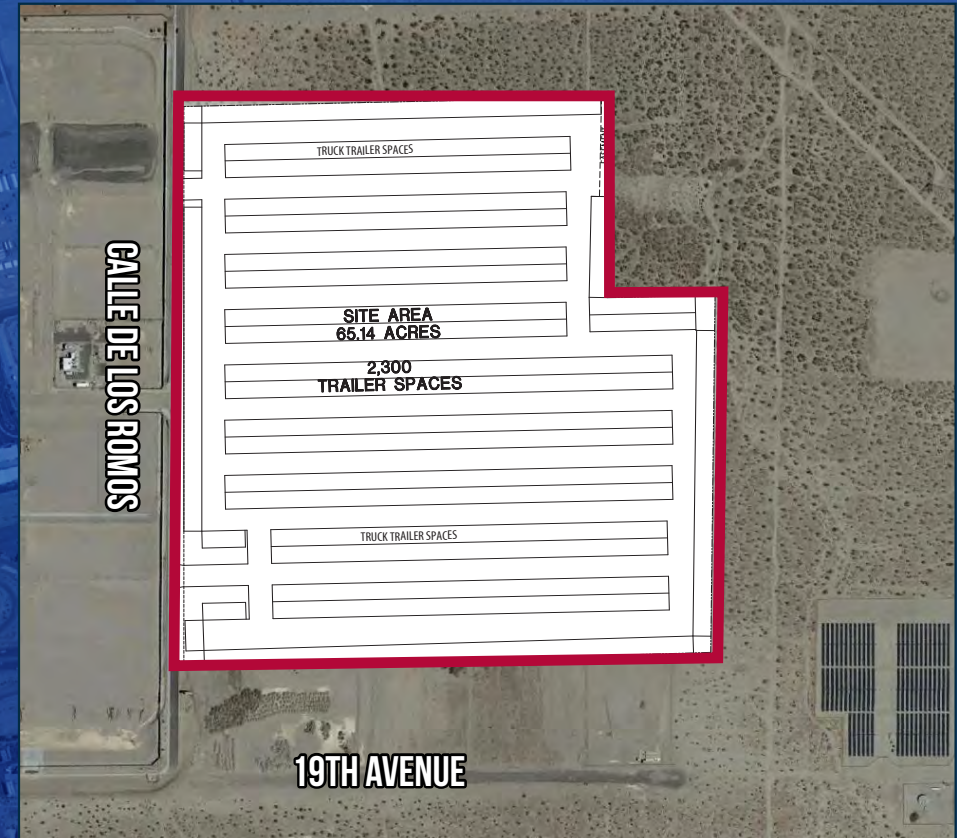
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## POTENTIAL LAYOUTS



**FLEET VEHICLE PARKING**

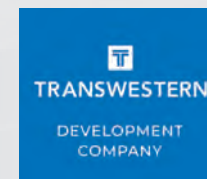


**2,300 TRAILER PARKING SPACES**

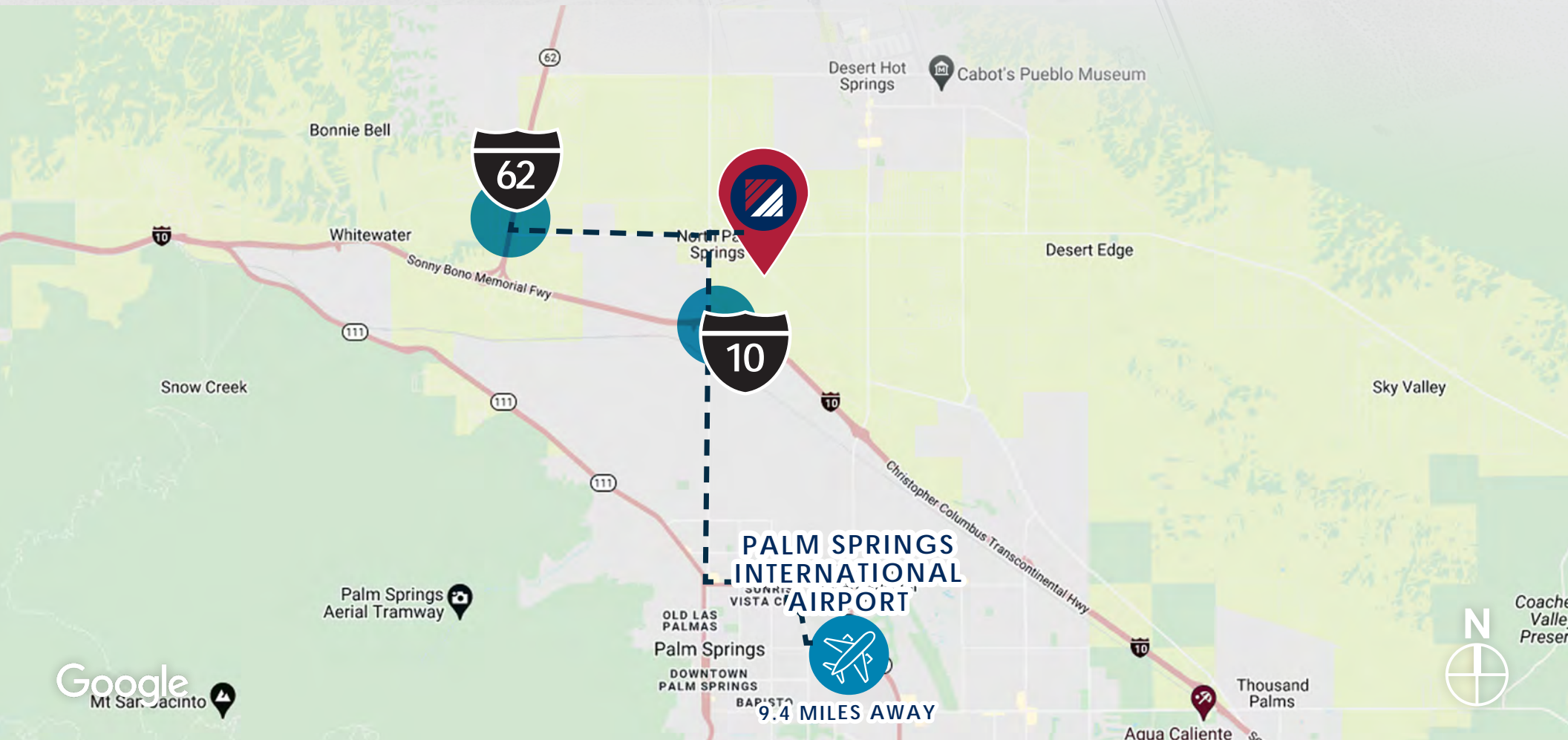
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# LOCATION



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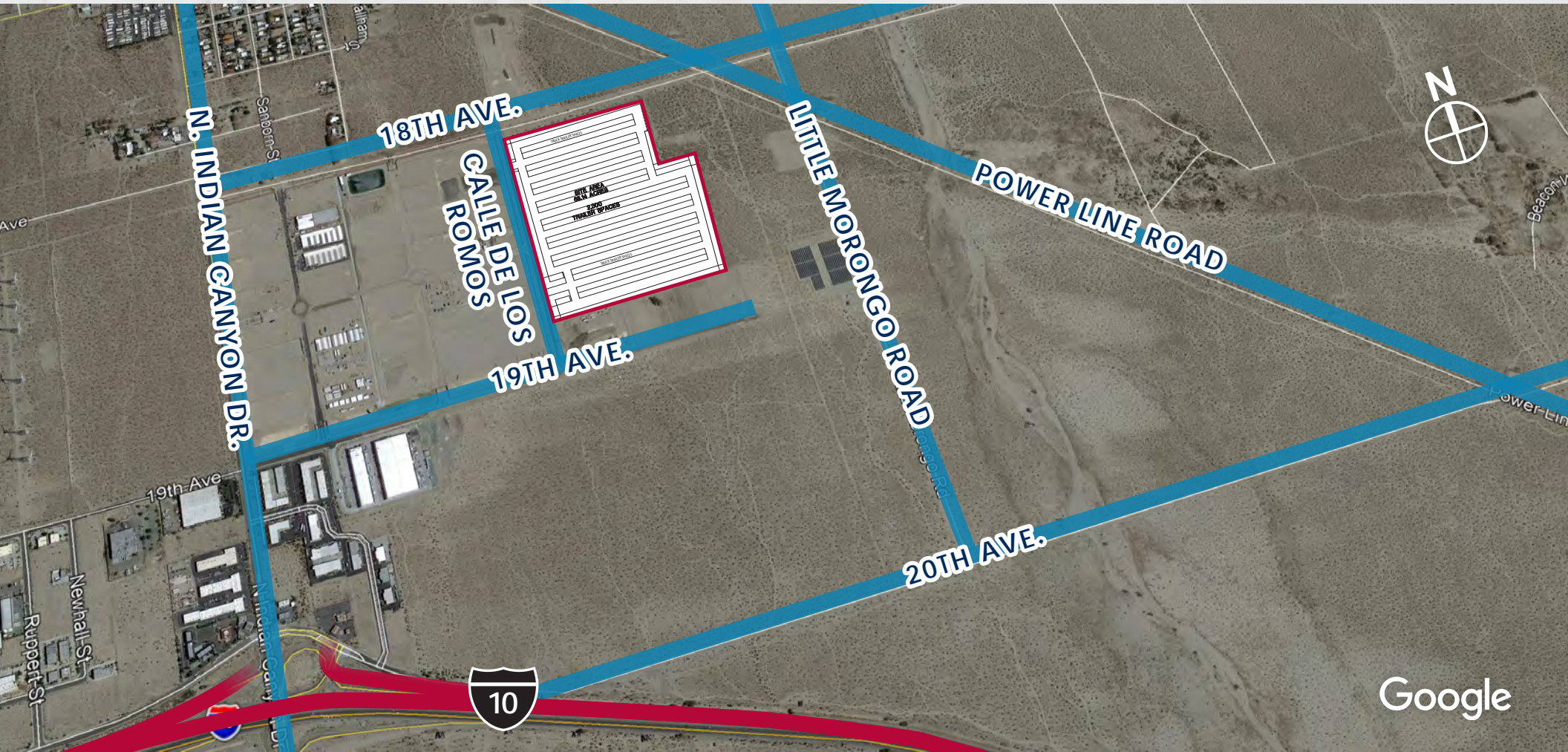


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**APN**

**666-350-008 & 666-360-016**

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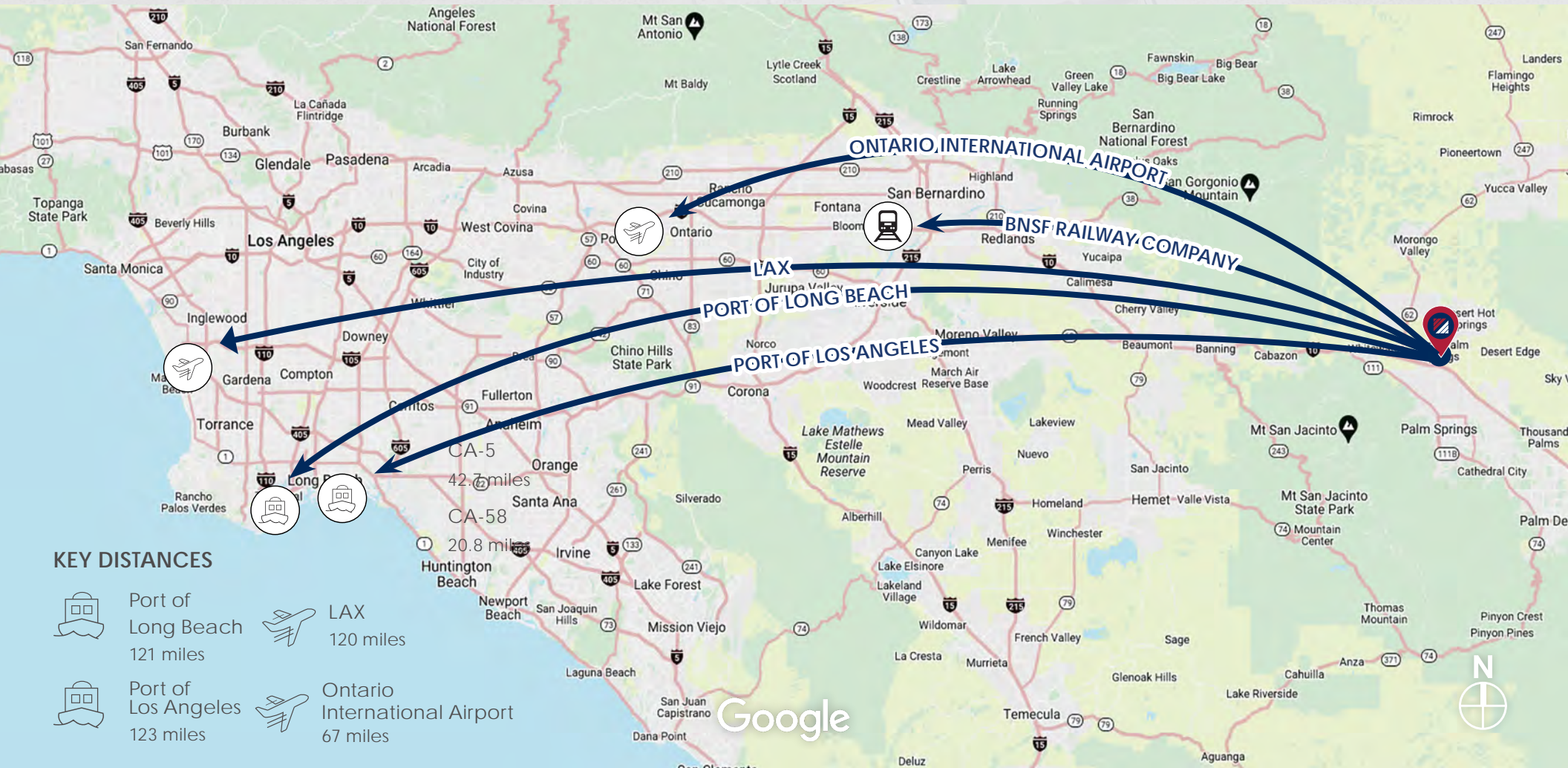
**TRANSWESTERN**

DEVELOPMENT  
COMPANY

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# LOCATION



## KEY DISTANCES

-  Port of Long Beach 121 miles
-  LAX 120 miles
-  Port of Los Angeles 123 miles
-  Ontario International Airport 67 miles

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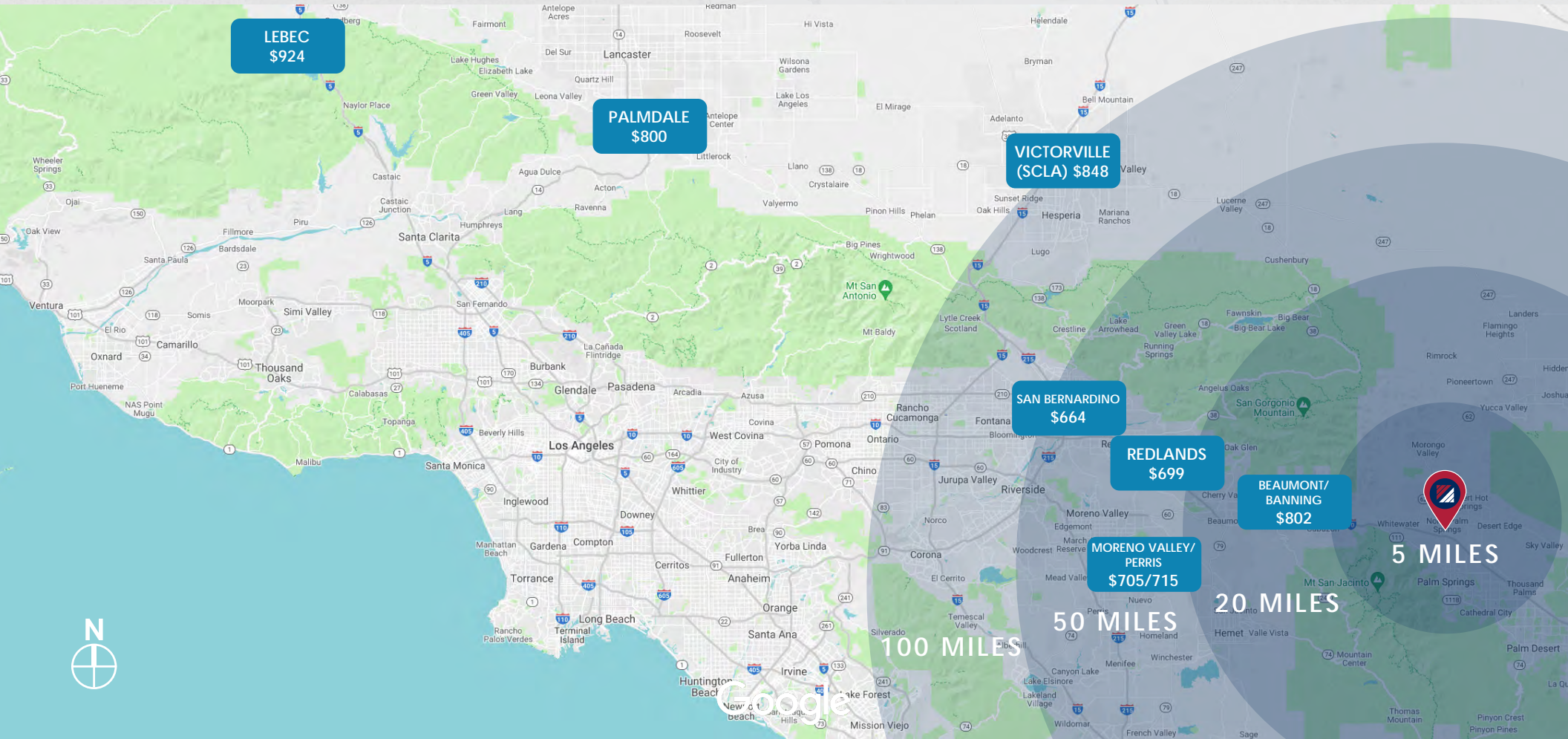
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# DRAYAGE MAP



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