



# DATE PALM BUSINESS PARK AT COACHELLA



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HELPING BUSINESSES GROW

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HELPING BUSINESSES GROW

# SETTING A NEW STANDARD

**Date Palm Business Park** – A new, master-planned business park located just minutes from downtown Coachella, California will set a new standard for healthy, sustainable, community living, and local employment. The proposed project site, currently the location of a date palm orchard, has been completely re-envisioned to incorporate the latest, most innovative, sustainable design standards.

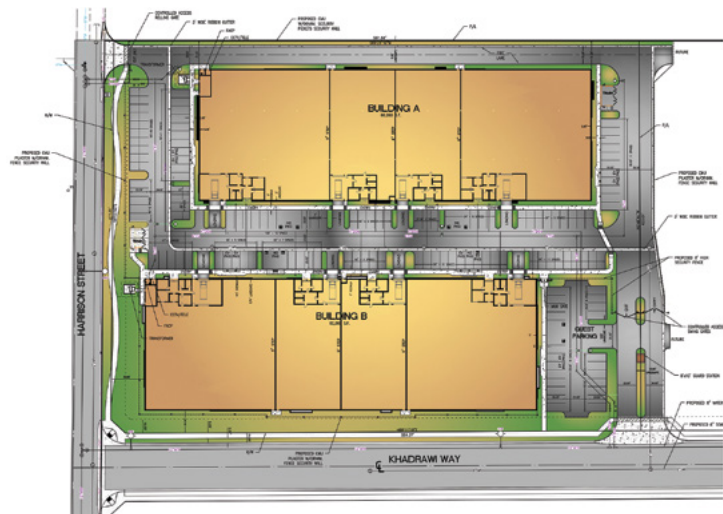
With a total planning area of more than 80 acres, Date Palm Business Park is designed to integrate seamlessly into the City of Coachella's goals for Cannabis Cultivation, Processing, and Manufacturing.

By creating a master plan for the entire project site, Date Palm Business Park will provide backbone infrastructure such as sewer, water, natural gas, hi-speed internet, and provide connectivity that enhances traffic and security circulation for the entire Cannabis Zone.

In addition to the basic infrastructure needs for the area, Date Palm Business Park is setting aside approximately 3.9 acres for an Electrical Substation that will provide the power for this growing area of the City of Coachella.

Date Palm Business Park also features a 6+ acre combined park and retention basin allowing for value engineering of the site and structures.

Furthermore, by combining the total retention/flood protection facilities of the entire 82-acre project site into two large parks, health and safety for the employees is enhanced and maintenance of these facilities is far more efficient.



## JUST THE FACTS

- 1,200,000 Square Feet at Build Out
- Approved Tentative Tract Map (TTM 37209)
- Designated Cannabis Zone
- 82 Acres Business Park
- Access to Water
- Access to Power in 2018
- Friendly City Environment
- Long Term Development Agreement
- Competitive Tax & Licensing Structure
- Electric Utility "Will Serve" Letter Approved
- Greenhouse Options Available
- Temporary Use Options Available
- Conditional Use Permit Approved on First 120,000 Square Feet (CUP 290)
- Possible Seller Carry Back

