

Another Quality
Project By



16786 LITTLE MORONGO ROAD
DESERT HOT SPRINGS, CALIFORNIA

±37.43 Acres of Industrial Land

Or

±513,440 – ±800,561 SF Build to Suit

For Sale / Lease



Colliers

LITTLE MORONGO RD



DILLON RD

APN: 665-110-004
Perimeter: 6,357 ft
Area: 36.78 Acres

Corporate Users & Local Developers



Option 1 – ±800,561 SF Building



103
Dock Doors



40'-42'
Clear Height



185'
Truck Court



BTS
Office Space



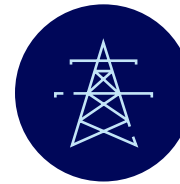
288 Auto Stalls
131 Trailer Stalls
415 Total Parking Stalls



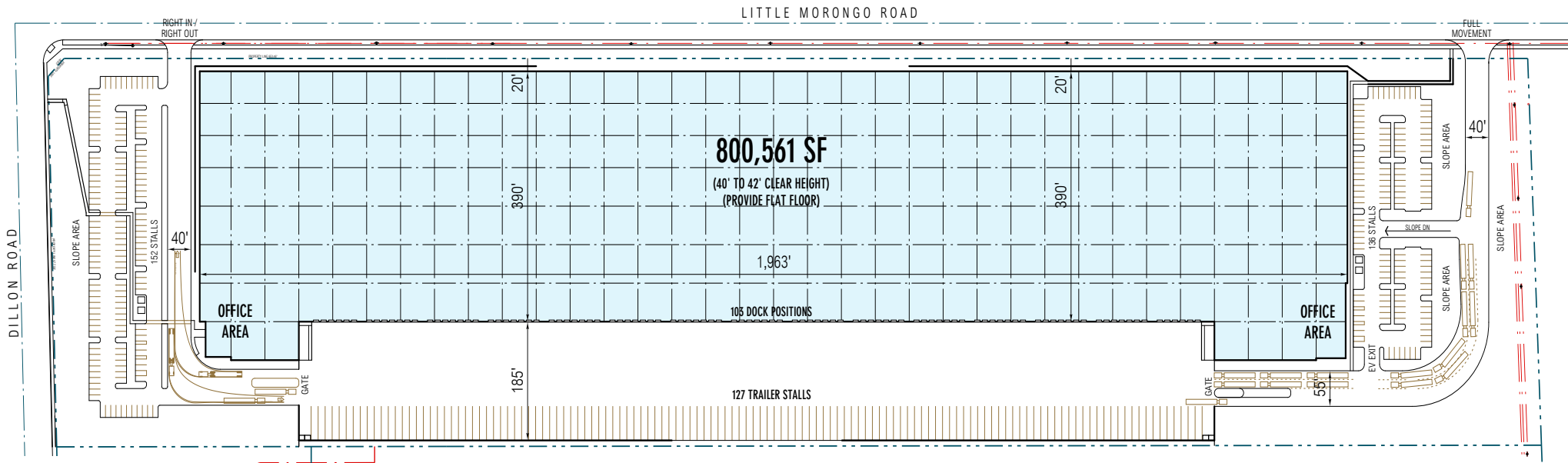
Flat
Warehouse Floor



10,000 Amps
Approved Power
(potentially expandable)



Utilities
18" Water Line Available to Site
33" Sewer Line Available to Site
4" Gas Line Available to Site



Option 2 – ±513,440 SF Building



84
Dock Doors



40'-42'
Clear Height



185'
Truck Court



BTS
Office Space



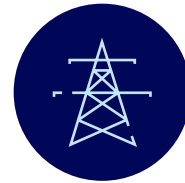
315 Auto Stalls
423 Trailer Stalls
738 Total Parking Stall



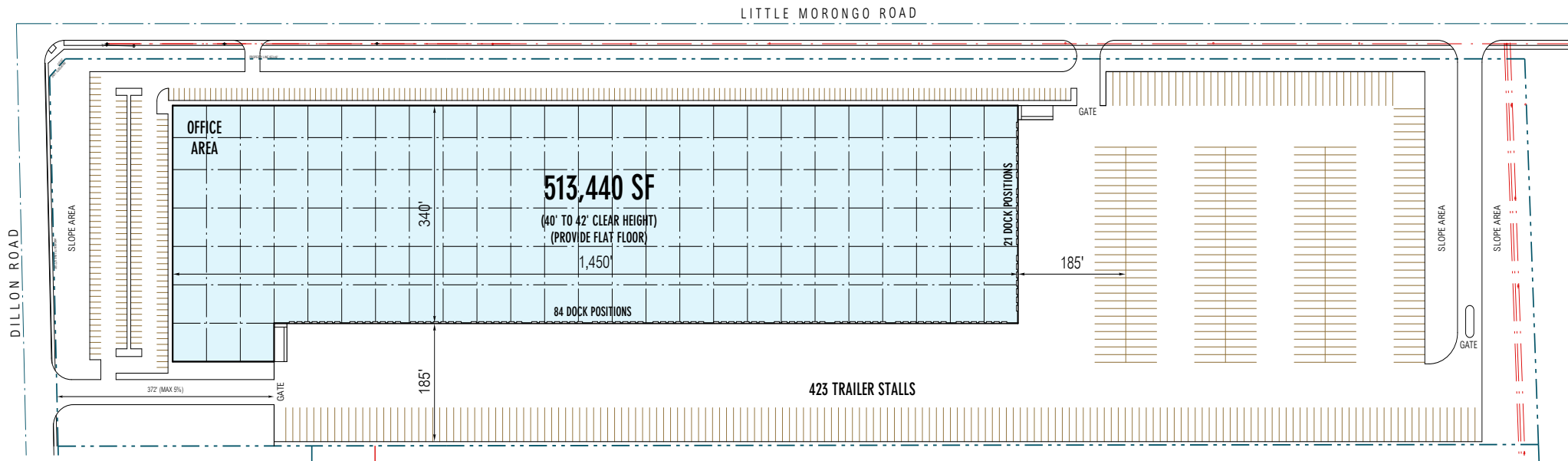
Flat
Warehouse Floor



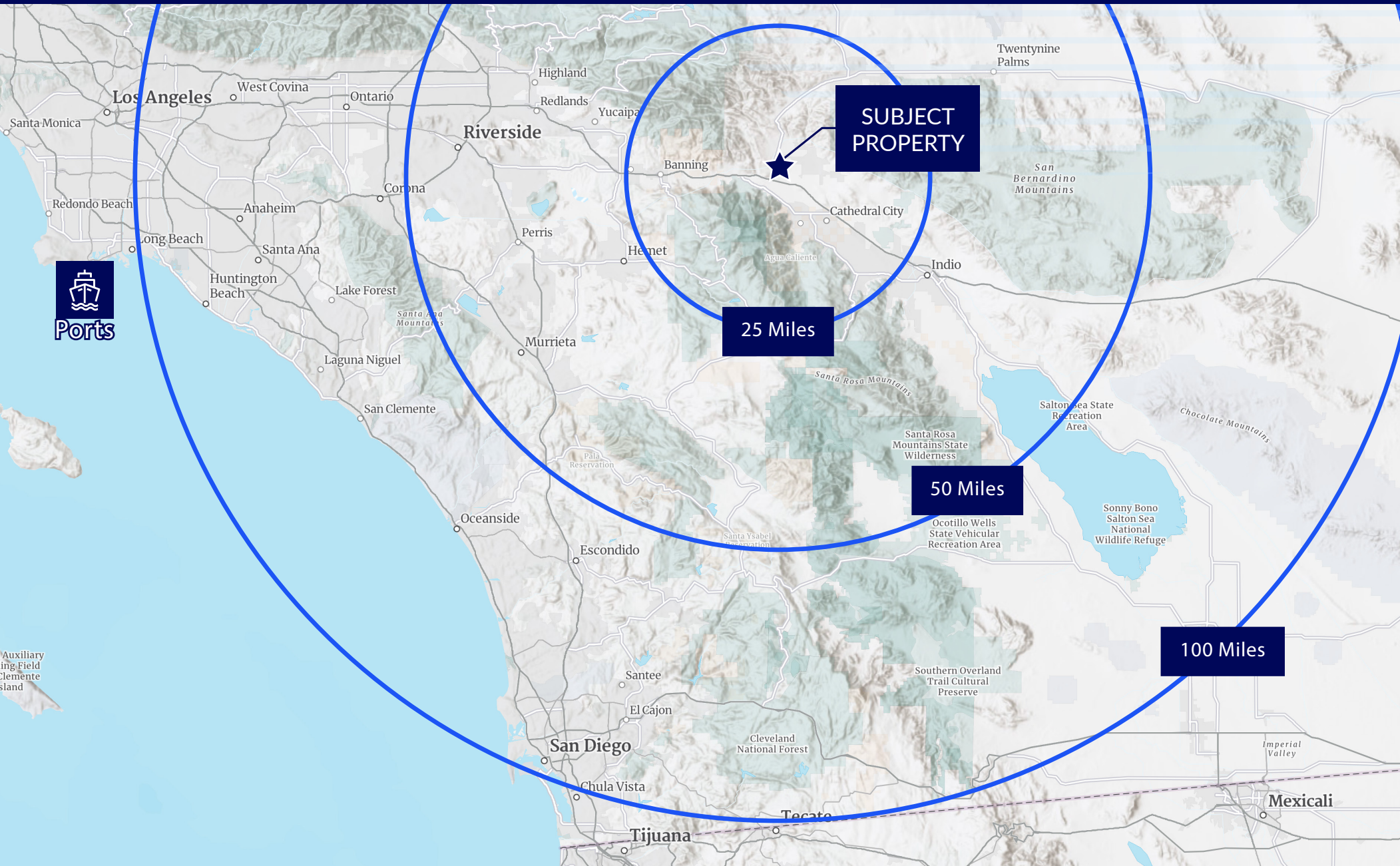
10,000 Amps
Approved Power
(potentially expandable)



Utilities
18" Water Line Available to Site
33" Sewer Line Available to Site
4" Gas Line Available to Site

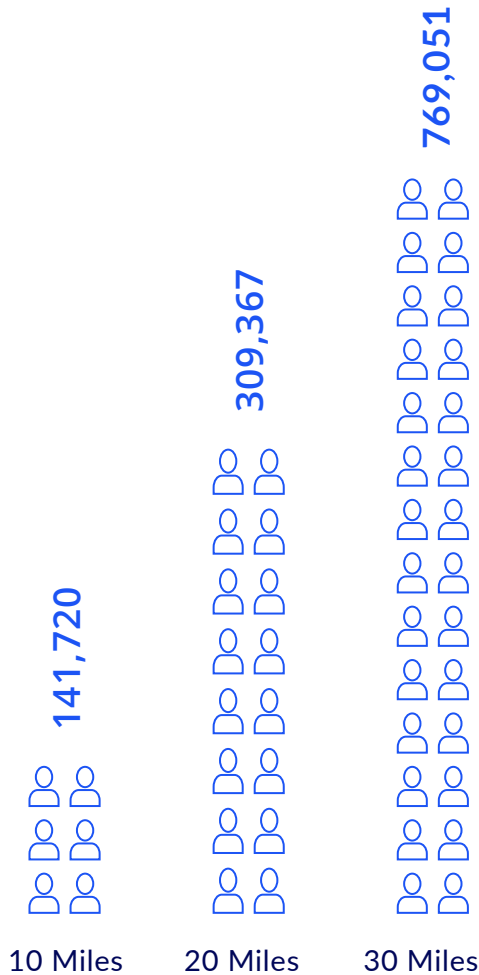


Strategic Location

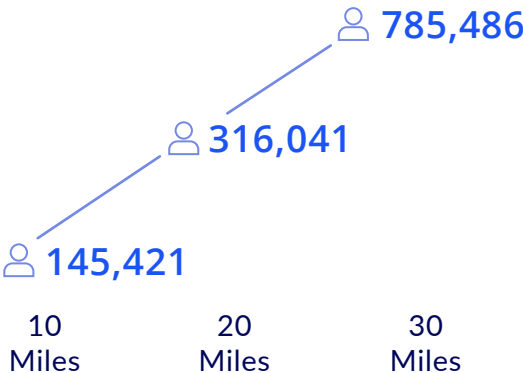


Demographics

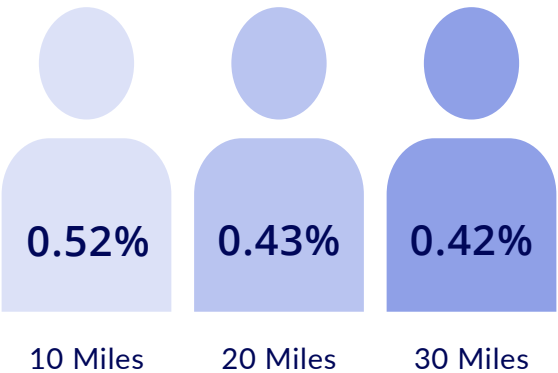
Daytime Population 2025



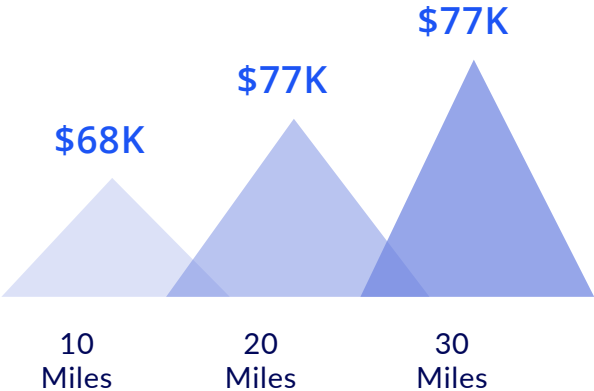
Population Forecast 2030



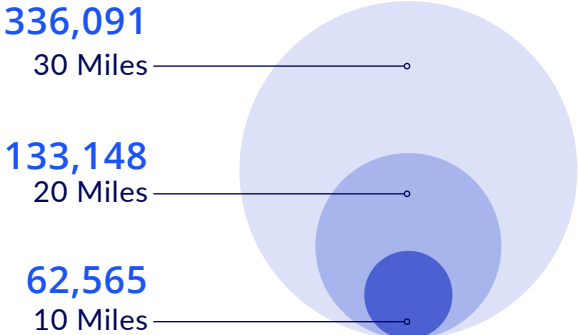
Population Growth 2025-2030



Average HH Income 2025



Estimated Employees 2025



Nearshoring Distribution Hub

Annual Imports from Mexico nearshoring have seen significant growth in the last few years, surpassing the Ports of L.A. & Long Beach - the busiest ports in the United States.



LITTLE MORONGO RD

CONTACT US

CHRIS DEVRIES, SIOR

Executive Vice President

Lic. 01867314 | D +1 949 724 5504

chris.devries@colliers.com

TREVOR WRIGHT

Associate Vice President

Lic. 02130999 | D +1 909 937 6357

trevor.wright@colliers.com

KYLE KEHNER, SIOR

Executive Vice President

Lic. 01239566 | D +1 909 937 6357

kyle.kehner@colliers.com

SELDEN MCKNIGHT

Senior Vice President

Lic. 02027919 | D +1 949 724 5611

selden.mcknight@colliers.com

JORDAN HAYNES

Senior Associate

Lic. 02083655 | D +1 949 724 5712

jordan.haynes@colliers.com

DILLON RD

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.

Colliers