

AVAILABLE FOR LEASE: ±28,528 SF (DIVISIBLE TO ±14,264 SF)

13651 DANIELSON STREET, SUITES D-G

PARKWAY COMMERCE CENTER :: POWAY, CA 92064



Bill Dolan

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FEATURES

- ±28,528 SF (divisible to ±14,264 SF)
- (10) Dock High Loading Doors
- (2) Grade Level Loading Doors
- ±20% office
- Excellent Truck Access with Full Drive Around Capability
- Approximate 22'-25' Clear Height
- Column Spacing ±47' x 50' (typical)
- Full Concrete Loading Area
- Sprinklered
- Gas Potentially Available
- Visibility from Scripps Poway Parkway
- ±51,053 SF Warehouse/ Distribution Building - Part of an Approximately 147,908 SF Project
- Close Proximity to Retail Amenities, Directly Across the Street from Costco & Home Depot
- All Cox Cable Business Class Services Available to Project (including Coax and Fiber)
- Skylights Throughout Building
- Outstanding On-site Deli
- Lease Rate: \$0.75/SF Net of Expenses (NNN exps = \$0.24/SF)

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CBRE

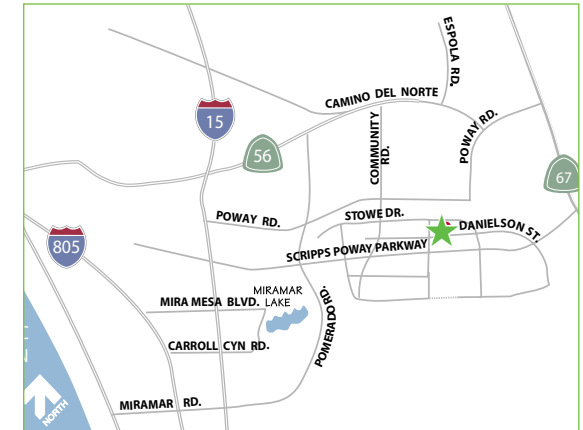
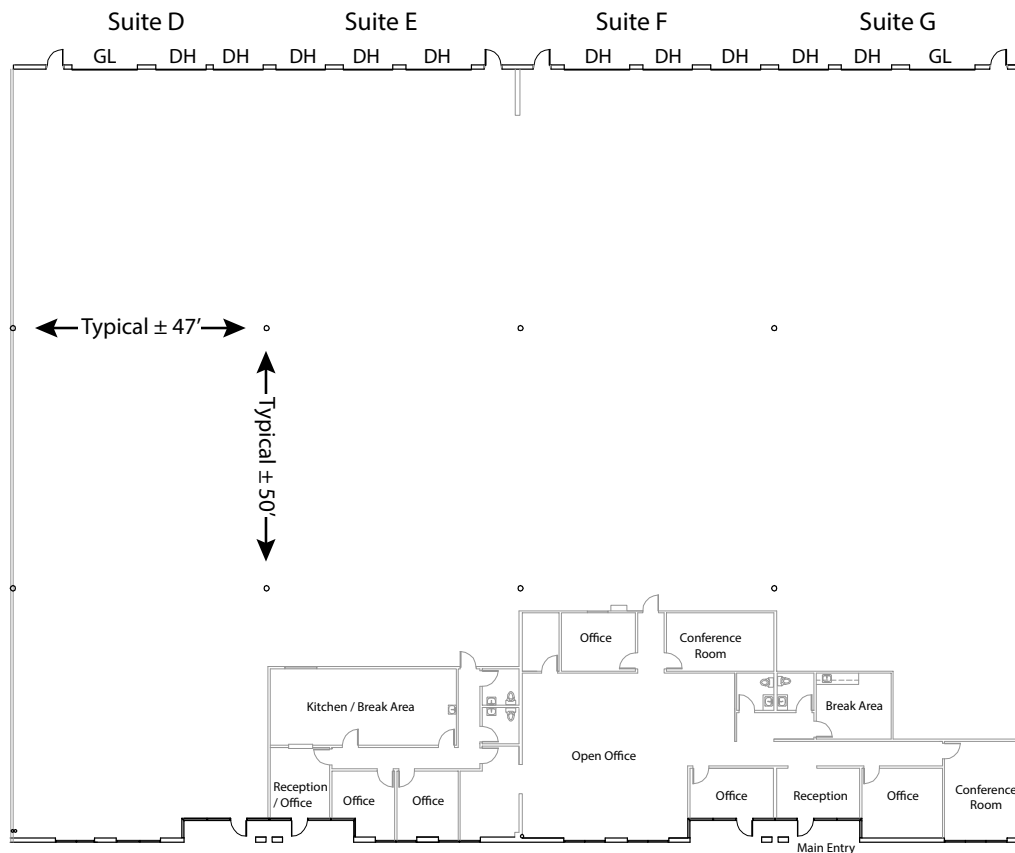
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SINGLE TENANT FLOOR PLAN:

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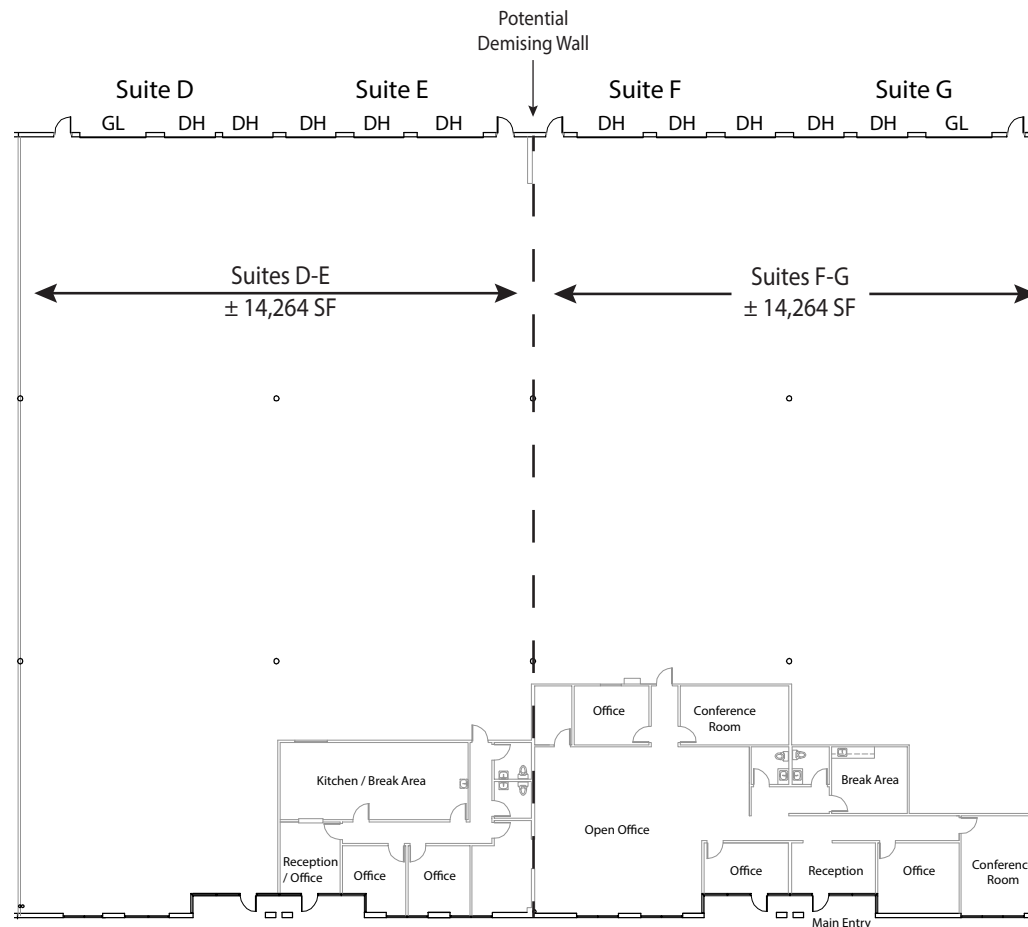


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DIVISIBILITY FLOOR PLAN: ±14,264 SF



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