

FOR LEASE > INDUSTRIAL / WAREHOUSE SUITE

Poway Corporate Center

11880 COMMUNITY ROAD, SUITE 330, POWAY, CA 92064



The Building

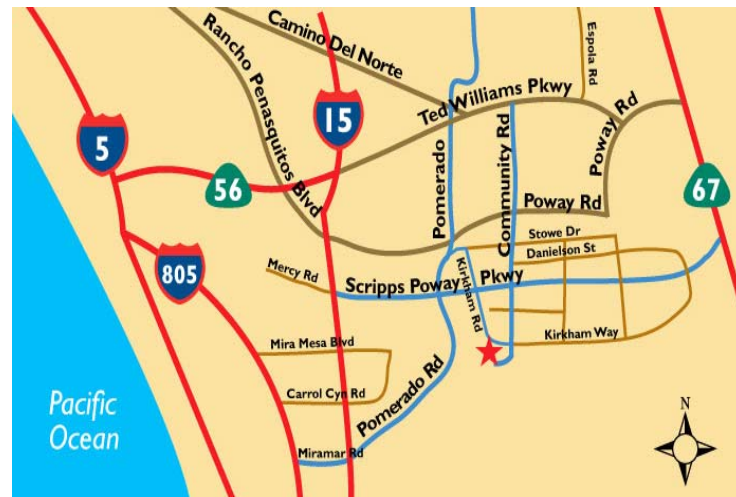
- > Approximately 3,115 SF
- > Includes approximately 2,045 SF of improved office/HVAC production area
- > One (1) 12' x 14' grade-level door
- > 22' clear height
- > 3/1,000 parking ratio
- > Abundant glass line
- > Gas service to the building
- > 200 AMPS of 277/480 power

The Property

- > Zoned LI - City of Poway
- > Concrete paving throughout
- > Part of a 145,685 SF industrial/warehouse project

Access

- > Located at the end of Community Road on a private cul-de-sac
- > Exceptional visibility to Community Road
- > Easy access to I-15 via Scripps Poway Parkway and Poway Road and to Highway 67 via Scripps Poway Parkway



LEASE RATE: \$0.98 PSF/Month Net of Operating Expenses

Operating expenses estimated at \$0.26/SF/Month

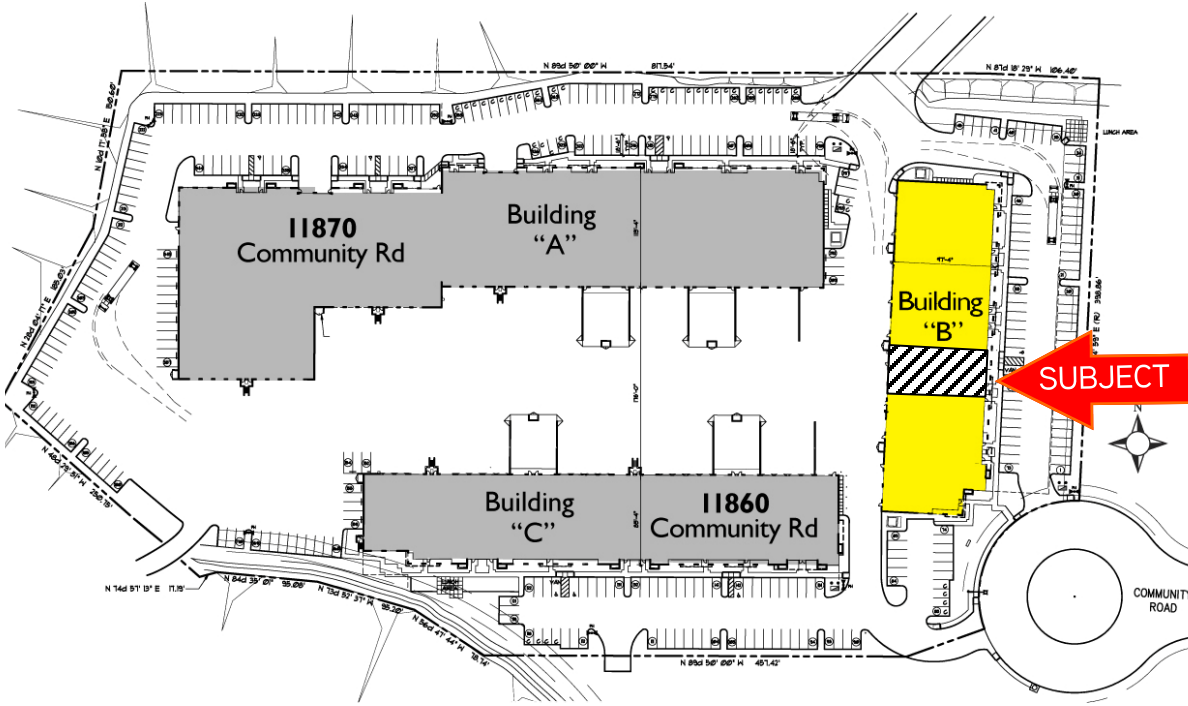
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11880 Community Road, Suite 330 > Site & Floor Plan

SITE PLAN



FLOOR PLAN

