

FOR LEASE

26,446 SF WAREHOUSE / DISTRIBUTION SPACE



13200
DANIELSON STREET
SUITE A-2 | POWAY, CALIFORNIA

- Secured and fenced concrete loading area
- 27' Clear Height
- 1,000 amps, 277/480 volt power (expandable)
- Insulated and climate controlled warehouse
- Lowest Operating Expenses In Poway Market

360° Matterport
Tour



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Property Features

THE PREMISES

- 26,446 SF Industrial/distribution space with 7 dock-high doors and 1 grade-level loading door
- 27' minimum clear height
- 1,000 amp 277/480V power (expandable)
- Insulated and climate controlled warehouse
- Sprinklered .45/3,000 GPM
- 48' x 52' column spacing
- 2.3/1,000 parking ratio

ACCESS

- Central San Diego County location
- Easy access to Highway 67 via Scripps Poway Pkwy & I-15 via Scripps Poway Pkwy and Poway Rd

THE PROPERTY

- An industrial building totaling 99,340 SF
- Secured and fenced concrete loading area
- Concrete driveways and parking areas
- Zoned LI -City of Poway: Manufacturers, engineering companies, equipment companies (sales/hq/distribution), printing companies, moving companies

THE OWNERSHIP

- Professionally owned and managed by Whitaker Facilities Corporation
- Long-term ownership with extensive local portfolio, stable Operating Expenses, and highly responsive property management



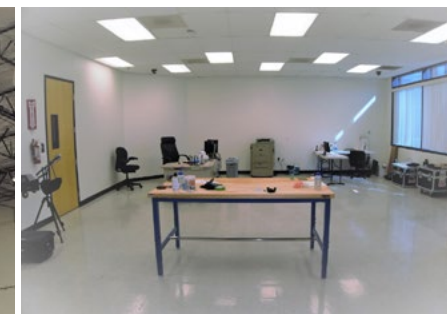
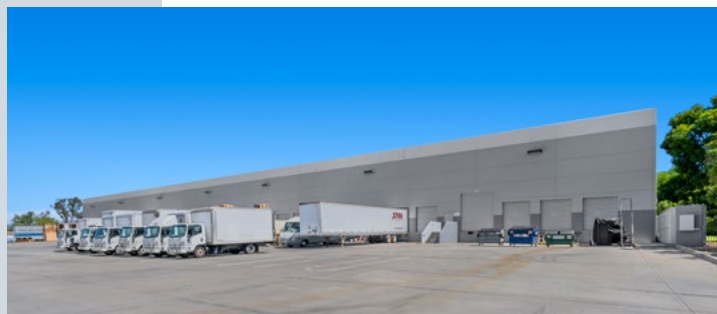
RENTAL RATE
\$1.59 PSF/Month
Net of Operating Expenses



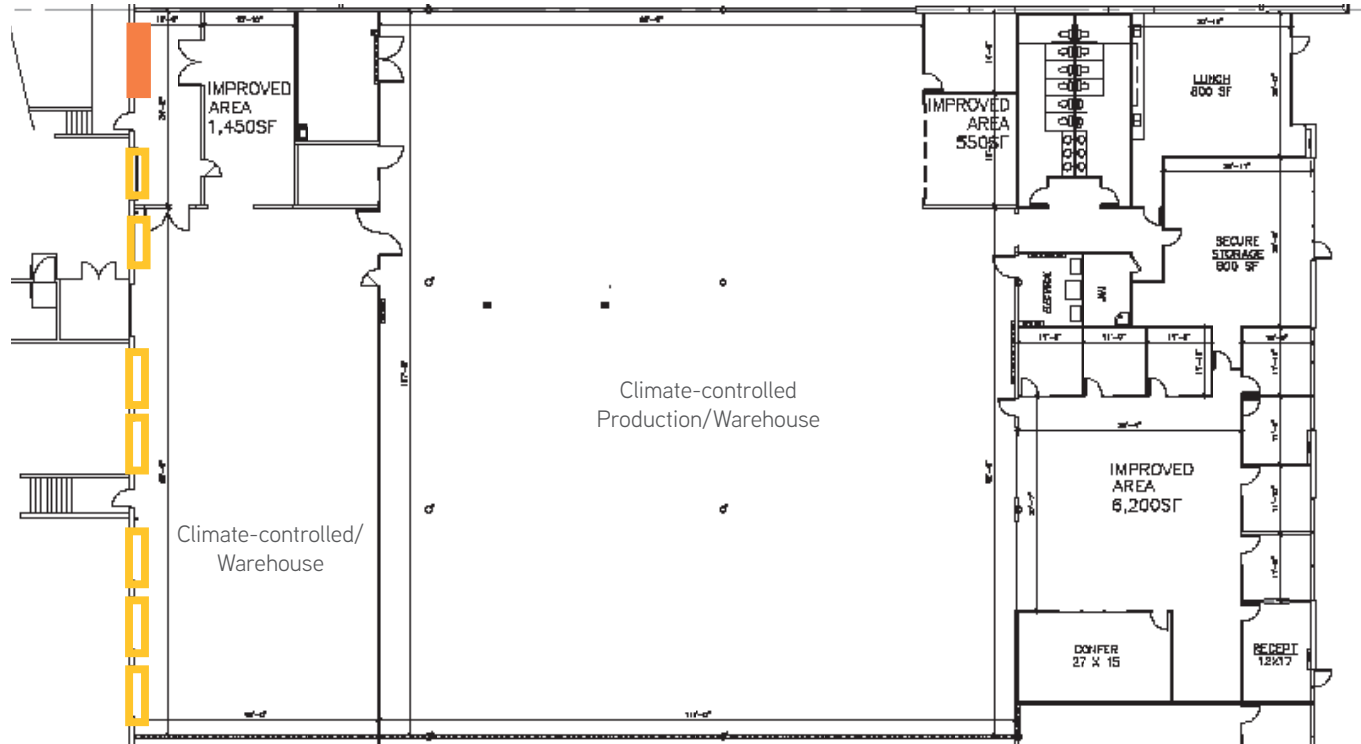
EST. OPERATING EXPENSES
±\$0.18 PSF/Month



AVAILABLE
May 1, 2024

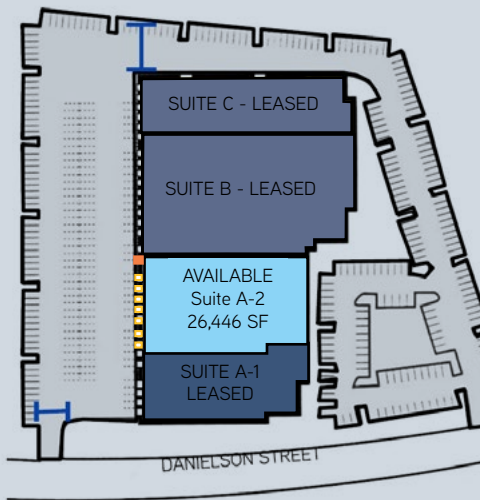


Floor Plan



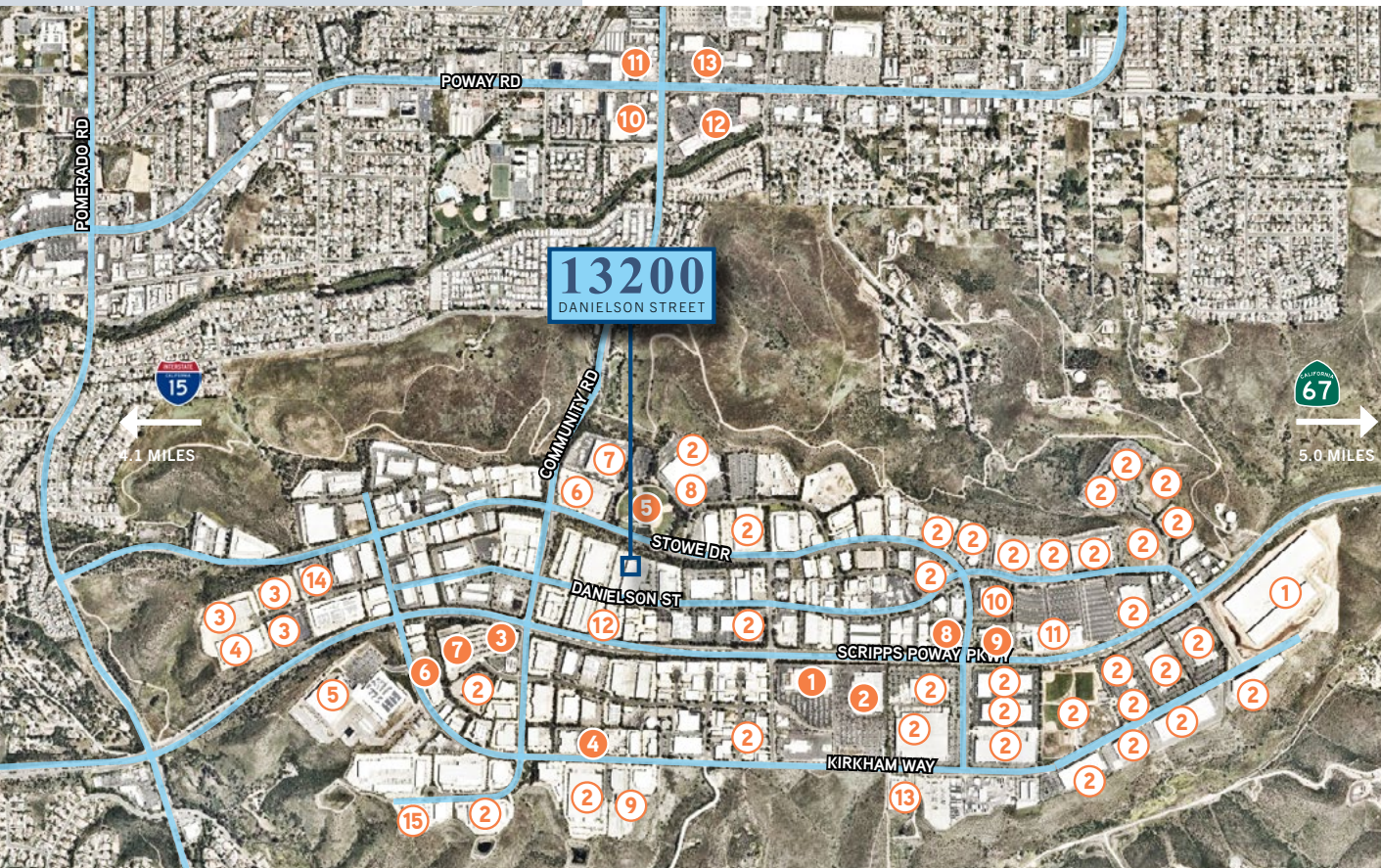
Grade-level

Dock-high



Poway is the geographic center of San Diego County, and a very “business friendly” jurisdiction, making it a home to companies like **Geico, General Atomics, Corovan, Sysco, Cohu, Toray, and Amazon.**

Corporate Neighbors & Amenities



BUSINESSES

- | | |
|-------------------|--|
| 1 Amazon | 9 Ferguson |
| 2 General Atomics | 10 Teledyne |
| 3 Corovan | 11 Geico |
| 4 ChefWorks | 12 Bilstein |
| 5 Sysco | 13 ABC (Associated Builders & Contractors) |
| 6 Allied | 14 California Closets |
| 7 Allstate Moving | 15 Best Buy |
| 8 Cohu, Inc | |

AMENITIES

- | | |
|----------------------|--|
| 1 Home Depot | 10 Grocery Outlet, Little Caesars, Five Guys, Auto Zone, Mainstream Bar & Grill |
| 2 Costco | |
| 3 In N Out | 11 Walgreens, Wingstop, Poway's Irish Pub, Bongiorno's |
| 4 Lightning Brewery | 12 Starbucks, Chipotle, Stater Bros, Kai Sushi, AMC Dine-In |
| 5 Sportsplex USA | 13 Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprout's, McDonald's |
| 6 Papa Duke's Deli | |
| 7 Kohl's | |
| 8 Carl's Jr / Subway | |
| 9 Hampton Inn | |



7 MINS
along Scripps Poway Pkwy



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