



FOR LEASE

# Poway Corporate Center

11860 Community Road,  
Suites 150-180

TED CUTHBERT  
+1 858 636 7988  
ted.cuthbert@colliers.com  
Lic. No. 00964042



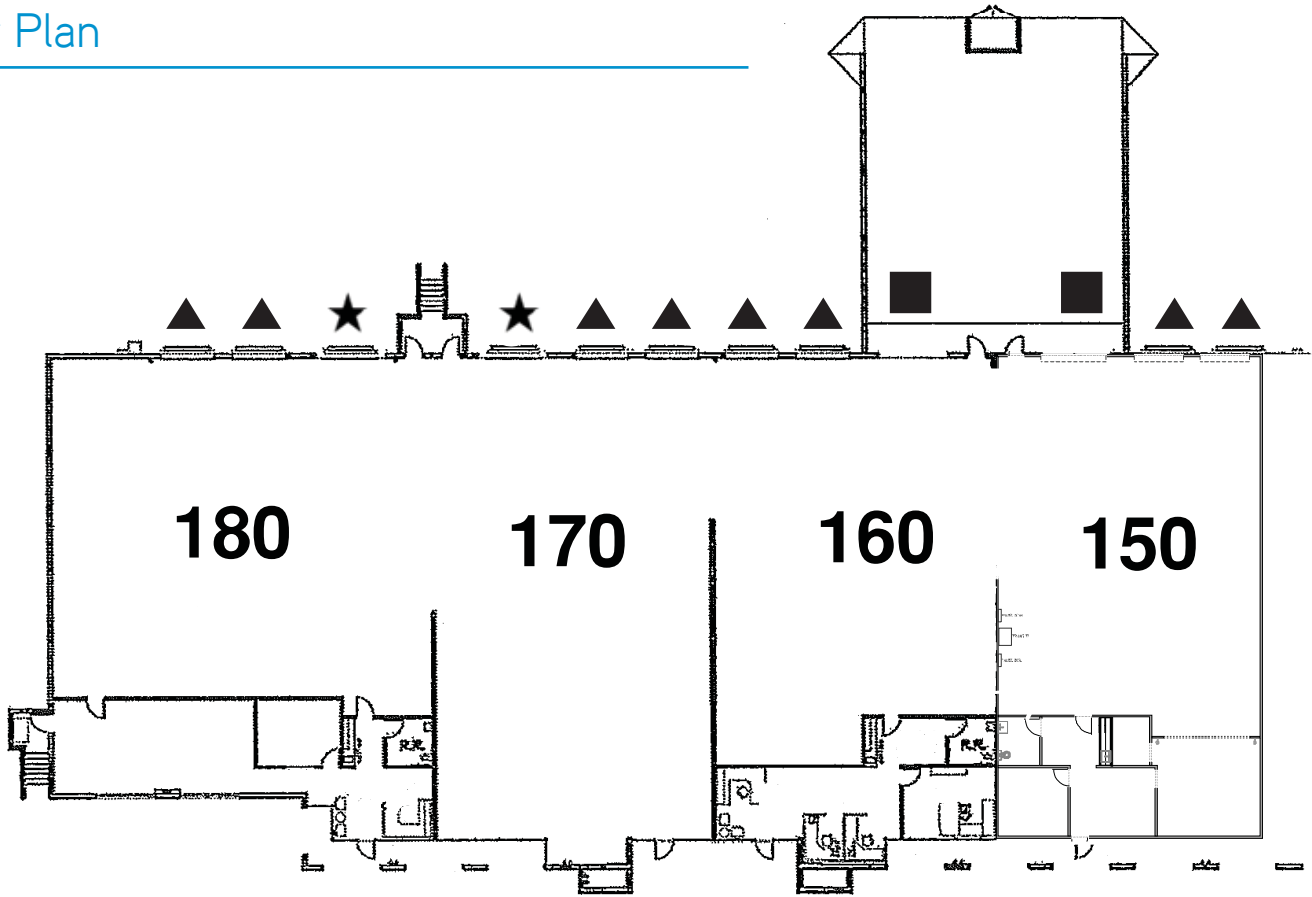
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
+1 760 438 8950 MAIN  
Lic. No. 01908588  
[colliers.com/sandiego](http://colliers.com/sandiego)

## Property Details

- › Approximately 17,296 SF available
- › Approximately 2,580 SF of improved space includes reception, 3 private offices, open office area, and 3 restrooms
- › Approximately 14,716 SF warehouse
- › Minimum 24' clear height
- › (8) 9' x 9' dock-high, (2) 12' x 14' grade-level loading doors and (2) 12' x 14' dock-high loading doors
- › Parking Ratio: 2/1,000
- › 800 amps of 277/480 volt power
- › 48' x 42' column spacing
- › Zoned LI - City of Poway
- › Concrete paving throughout
- › Part of a 145,685 SF Industrial/warehouse project
- › Located at the end of Community Road on a private cul-de-sac

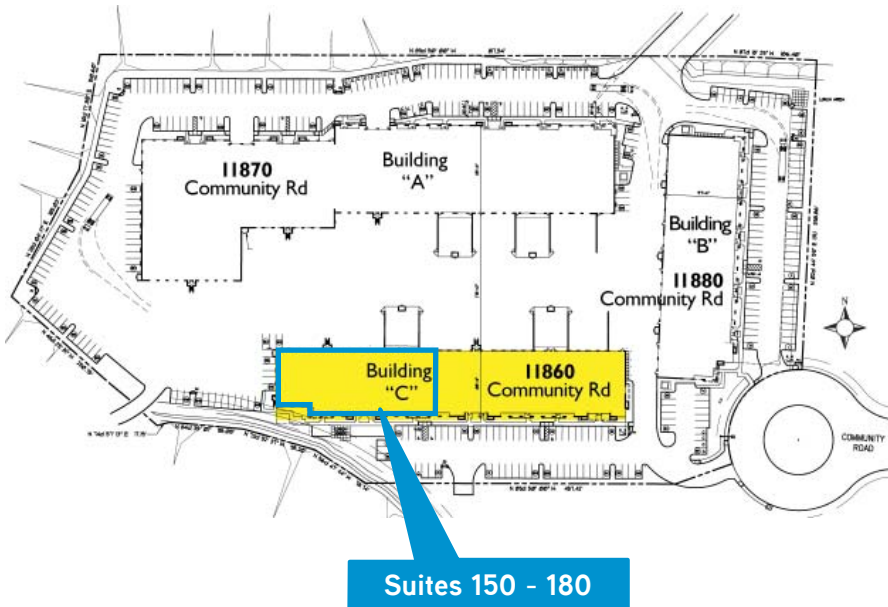
**LEASE RATE:** \$0.98 PSF/Month Net of Operating Expenses  
(Operating Expenses estimated at \$0.26/SF/Month)

# Floor Plan



- 12' x 12' Grade-level loading door
- ▲ 9' x 9' Dock-high loading door
- ★ 12' x 14' Dock-high loading door

# Site Plan



# Contact

TED CUTHBERT  
 Senior Executive Vice President  
 +1 858 636 7988  
 Lic. No. 00964042  
[ted.cuthbert@colliers.com](mailto:ted.cuthbert@colliers.com)

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