

11870 Community Road, Suite 200-205 // Poway, CA



POWAY CORPORATE CENTER

FOR
LEASE

±11,689 SF Industrial Suite



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San Diego - North
5901 Priestly Drive | Suite 100
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PROPERTY FEATURES

- » An approximate 11,689 SF industrial suite with approximately 3,577 SF of improved office space includes six private offices, conference area/open office, break room and four private restrooms
- » **Loading:** Four dock-high and two grade-level doors
- » **Power:** 1,000A 277/480v
- » Minimum 28' clear height
- » ESFR sprinklers
- » 50' X 56' column spacing
- » Part of a 145,685 SF industrial/warehouse project
- » Concrete paving throughout
- » LI Zoning - City of Poway
- » Located at the end of Community Road on a private cul-de-sac



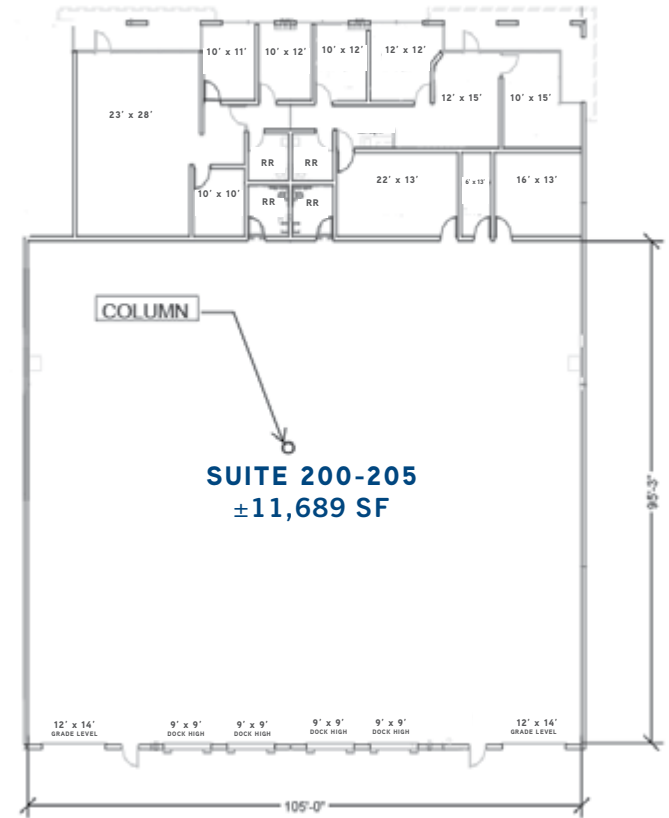
RENTAL RATE
\$1.10 PSF/Month
Net of Operating Expenses



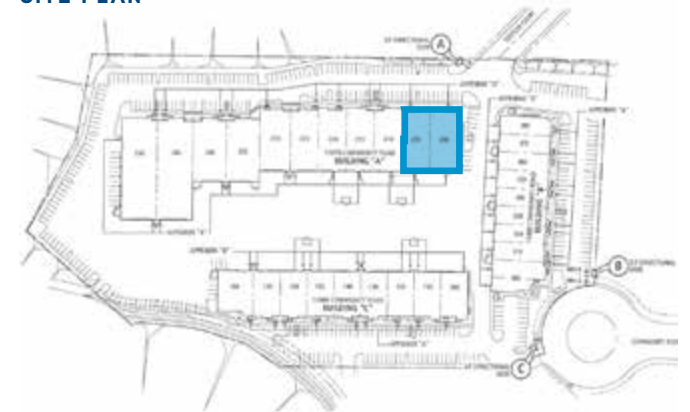
EST. OPERATING EXPENSES
±\$0.287 PSF/Month



AVAILABLE
January 1, 2021

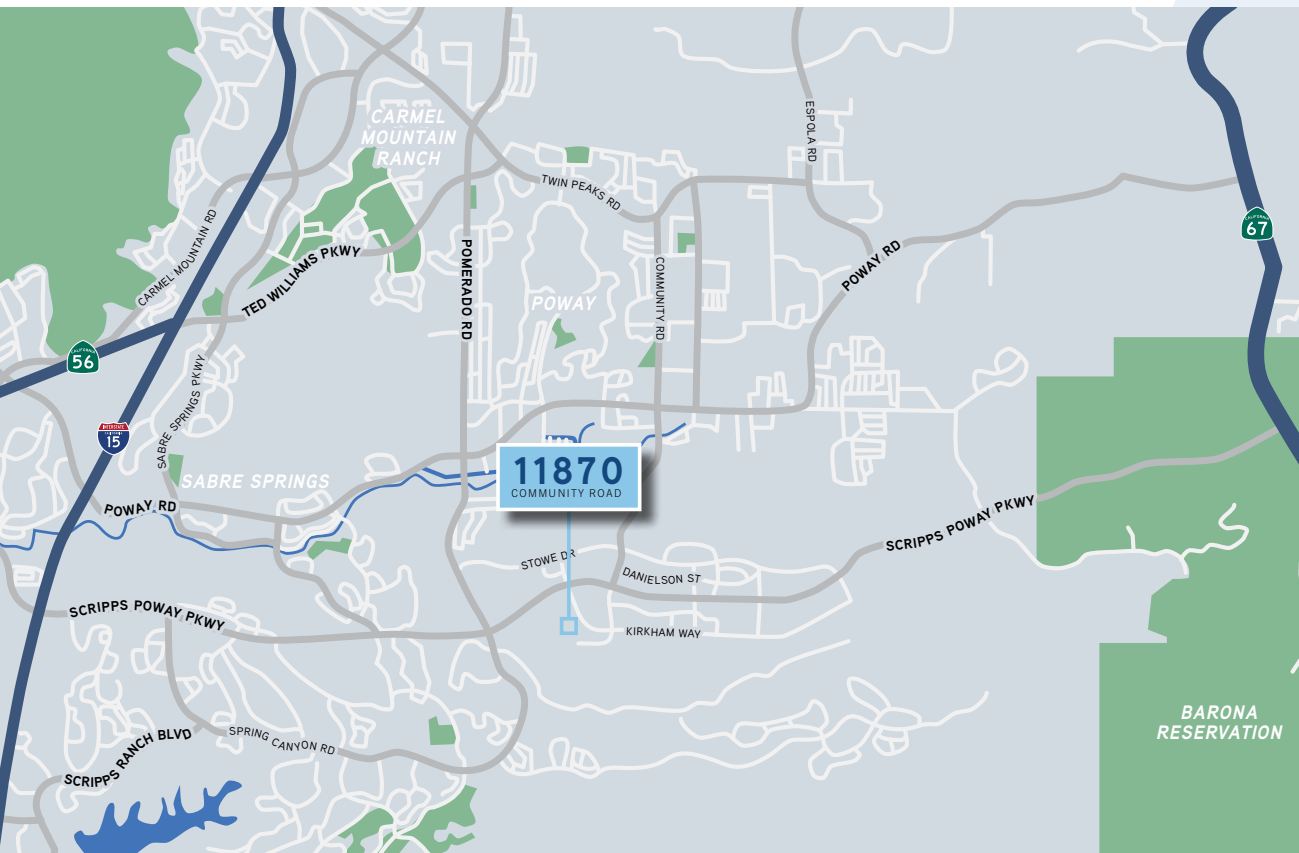


SITE PLAN



LOCATION: POWAY

Poway is a thriving city that is a dedicated commercial work area. It was ranked as the sixth best city in California in which to locate a business by Outlook Magazine. Spaced out traffic lights provide less traffic congestion.



The Poway Business Park Association (PBPA) is a vibrant business association of nearly 500 businesses employing approximately 18,000 employees. Spanning across more than 900 acres, the Poway Business Park offers property owners and tenants a high-quality infrastructure and numerous amenities.

Amazon has leased more than a 500K SF industrial space in Poway at Vantage Point. It is one of the largest lease deals by square footage in the region.

AMENITIES & CORPORATE NEIGHBORS



BUSINESSES

- | | |
|-------------------|----------------------|
| ① Amazon | ⑨ Ferguson |
| ② General Atomics | ⑩ Teledyne |
| ③ Corovan | ⑪ Geico |
| ④ ChefWorks | ⑫ Bilstein |
| ⑤ Sysco | ⑬ ABC |
| ⑥ Allied | ⑭ Mitchell |
| ⑦ Allstate | ⑮ California Closets |
| ⑧ Cohu, Inc | |

AMENITIES

- | | |
|----------------------|---|
| ① Papa Duke's Deli | ⑪ Grocery Outlet, Little Caesars, Five Guys, Auto Zone, Mainstream Bar & Grill |
| ② Kohl's | ⑫ Walgreens, Wingstop, Poway's Irish Pub, Bongiorno's |
| ③ In N Out | ⑬ Starbucks, Chipotle, Stater Bros, Kai Sushi, AMC Dine-In |
| ④ Lightning Brewery | ⑭ Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprout's, McDonald's |
| ⑤ Sportsplex USA | |
| ⑥ Home Depot | |
| ⑦ Costco | |
| ⑧ Carl's Jr / Subway | |
| ⑨ Hampton Inn | |
| ⑩ Best Buy | |

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