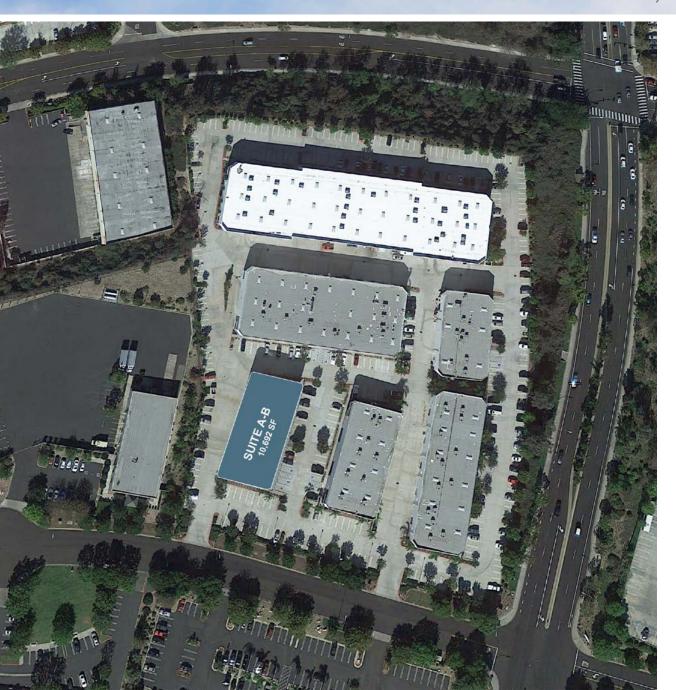
COMMUNITY BUSINESS PARK 12720 - 12860 DANIELSON COURT POWAY, CALIFORNIA 92064



Pancus



COMMUNITY BUSINESS PARK 12720 - 12860 DANIELSON COURT + POWAY, CALIFORNIA 92064



PROPERTY OVERVIEW

COMMUNITY BUSINESS PARK

- Six Multi-Tenant Flex Industrial buildings
- Efficient mix of R&D and industrial space
- ±12' Grade level roll-up doors
- Shared dock well
- Fire sprinklers
- 3.5/1,000 parking
- 100% concrete driveway area
- ±20'-22' clear height

AVAILABILITY

BLDG NO.	SUITE NO.	SQ. FT.
12720	A/B	±10,692 SF

SINESS KIL 12720 - 12860 DANIELSON COURT POWAY, CALIFORNIA 92064

AS-IS

OFFICE

STORAGE

OPEN OFFICE

OFFICE

CORRIDOR

OFFICE

G.L.

G.L.

HYPOTHETICAL PLAN LADDER/ ROOF HATCH σ WQ-L \triangleleft σ ELEC. RM T.B. NARAN MAN T.B. SHOWER RR BREAK ROOM R.R. SERVICE SINK b R.R. RR ∕G.L. E.P. E.P. E.P. E.P. 1 PRODUCTION UNDERSIDE OF BEAM: 20'-10" WAREHOUSE PROD. PROD. SERVER PRODUCTION PRODUCTION PRODUCTION COFFEE/ BREAK-OUT Ø COFFEE RR RR R.R. R.R. OPEN OFFICE RE.P. AREA COPY OFFICE FΡ OFFICE offlo O 10 Ø 10 CONFERENCE ROOM OPEN OFFICE OPEN OFFICE Ø OFFICE RECEPTION ENTRY RECEPTION CONFERENCE AREA OFFICE OFFICE OFFICE OFFICE ROOM Ŗ

ENTR

AVAILABILITY

ADDRESS 12720 Danielson Court SUITE A/B SIZE ±10,692 SF RATE % IMPROVED / OFFICE ±30% Office / ±30% Production /

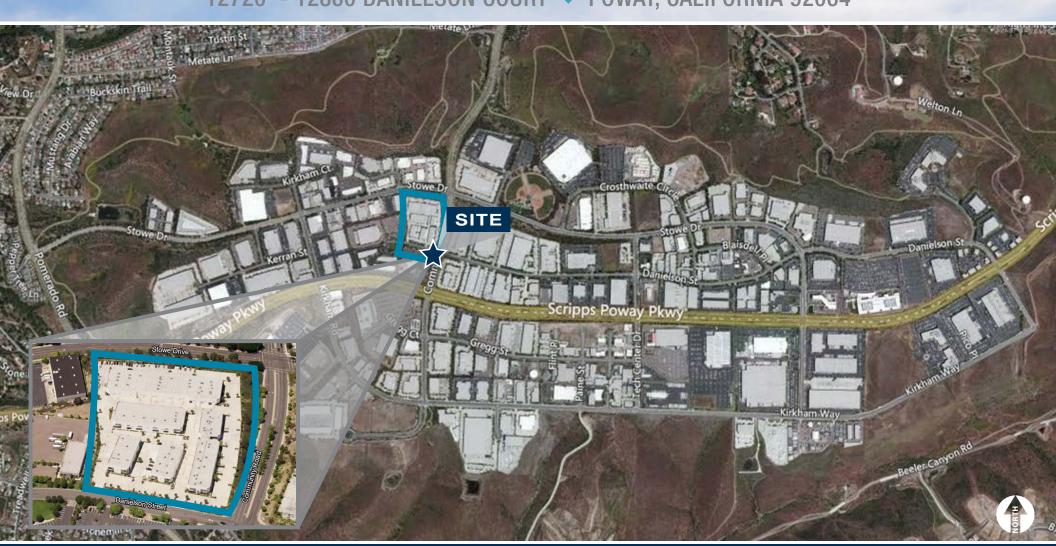
Withheld / Estimated NNN = \pm 0.36

±40% Warehouse (As-is)

AVAILABILITY DATE

5/1/23 (As-is) 7/1/23 (Hypothetical)

COMMUNITY BUSINESS PARK 12720 - 12860 DANIELSON COURT POWAY, CALIFORNIA 92064



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