

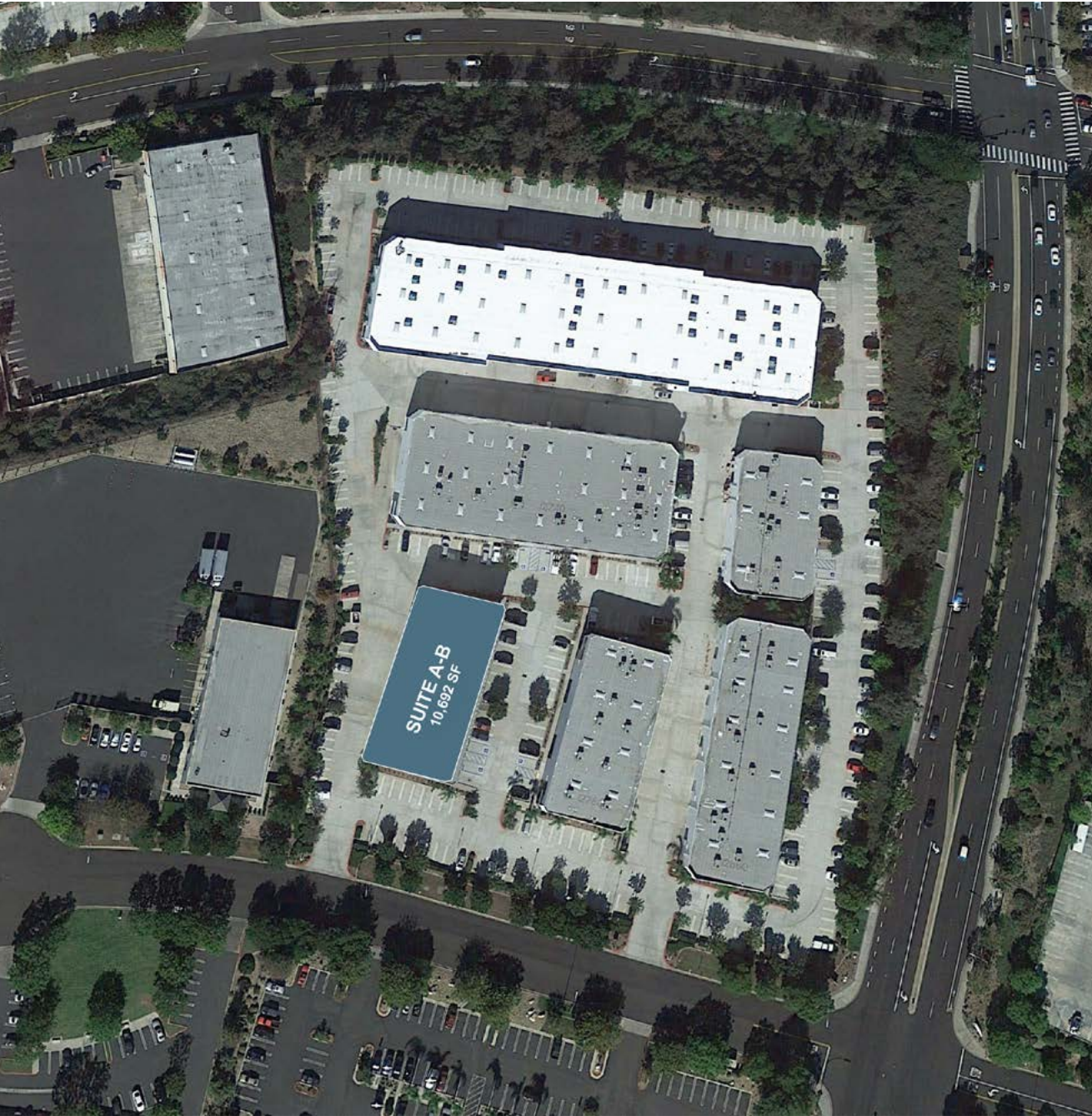
COMMUNITY BUSINESS PARK

12720 - 12860 DANIELSON COURT ♦ POWAY, CALIFORNIA 92064



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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

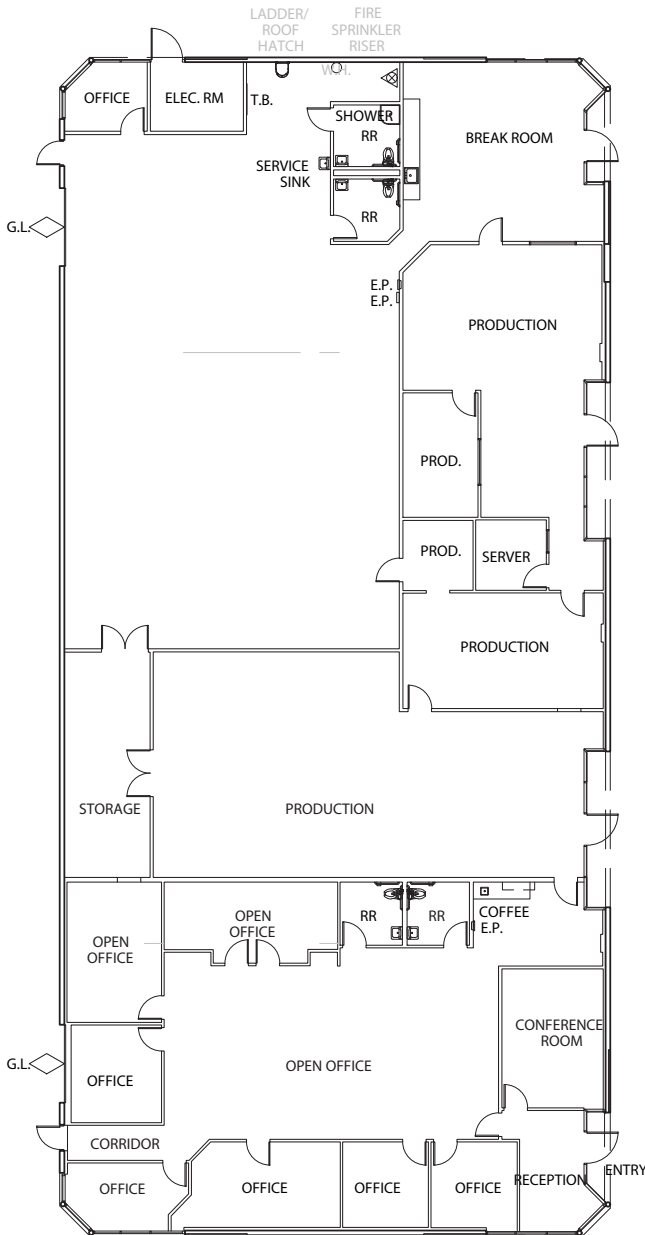
AVAILABILITY

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

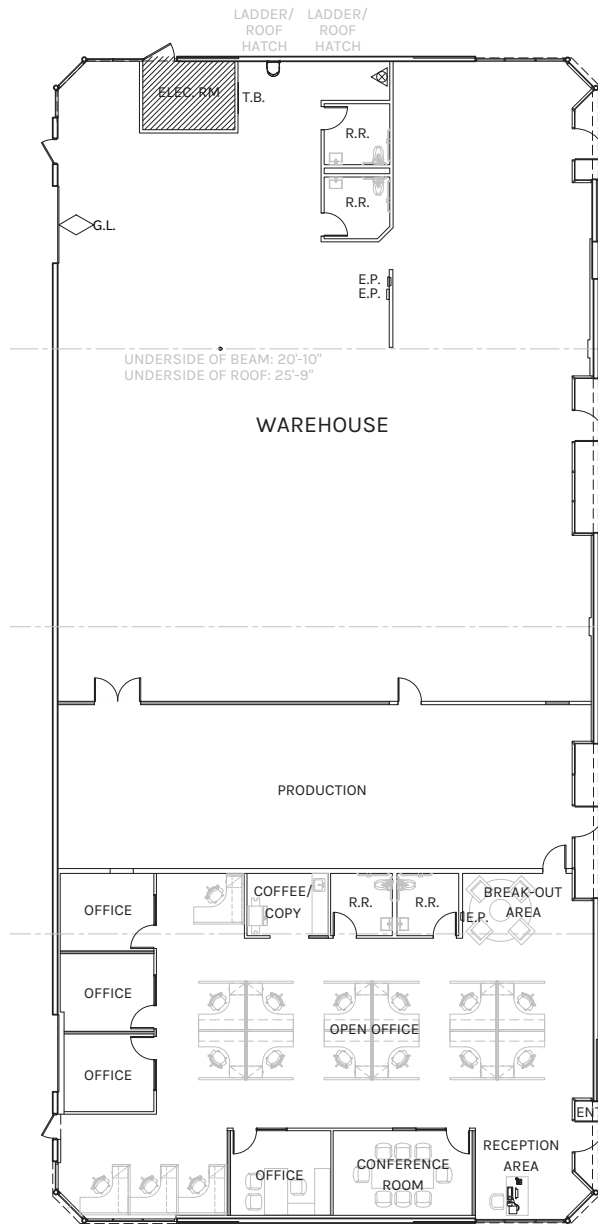
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AS-IS



HYPOTHETICAL PLAN



AVAILABILITY

ADDRESS

12720 Danielson Court

SUITE

A / B

SIZE

±10,692 SF

RATE

Withheld / Estimated NNN = ±\$0.36

% IMPROVED / OFFICE

±30% Office / ±30% Production /
±40% Warehouse (As-is)

AVAILABILITY DATE

5/1/23 (As-is)

7/1/23 (Hypothetical)

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