

Colliers

For Lease

Kirkham Ridge Business Park Poway, California

\$1.50/SF_{NNN}

±\$0.31/SF_{NNN's}

14045 Kirkham Way
Suite 104



Zoned LI-
Light Industrial



1,594 SF
all warehouse
dead storage space



Available
Now

Accelerating success.

Space Highlights



At a Glance

$\pm 34,614$ sf
Project size

$\pm 1,594$ sf
Industrial suite

1 Grade-level
16' X 16' Loading Door

18'
Clear height

Storage
Load and Unload Only

Sprinklered
Warehouse

Restroom
Shared in Common Area

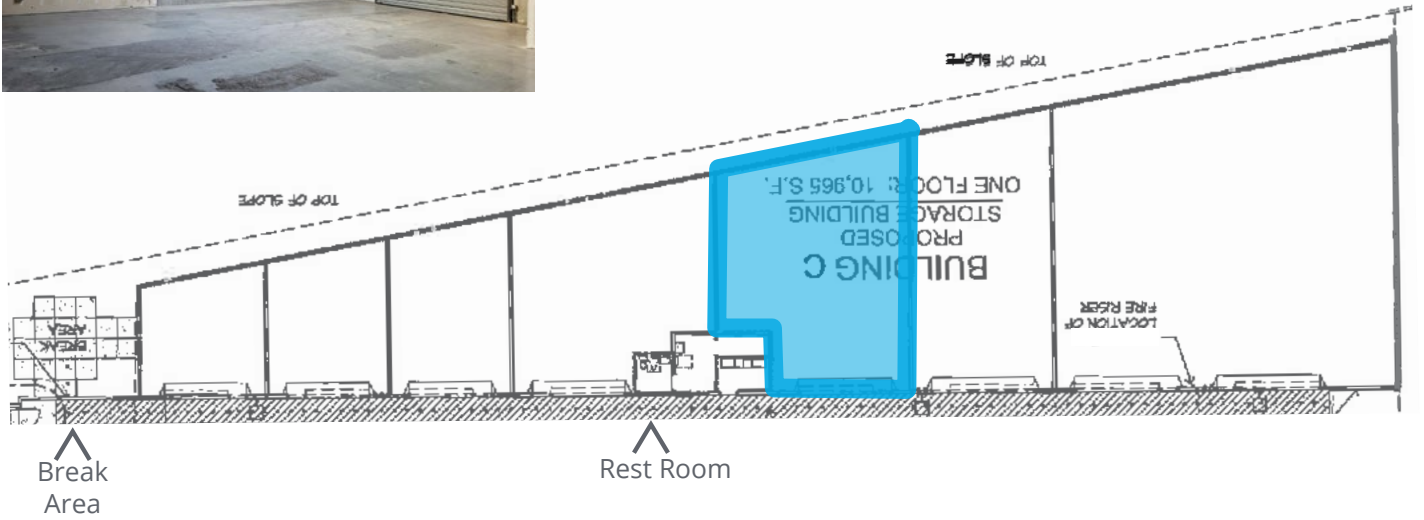
LI
Zoning

Immediate
Availability

Select Corporate Neighbors and Amenities

- Amazon, General Atomics, Bilstein, Geico, Teledyne, Corovan, Best Buy, Sysco, ChefWorks, Cohu
- Costco, The Home Depot, In-N-Out, Kohl's, Carl's Jr., SDCCU, Hampton Inn & Suites, O'Brien's Boulangerie

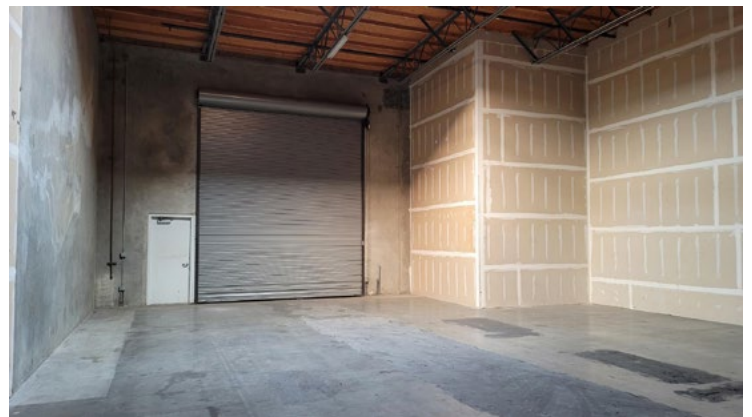
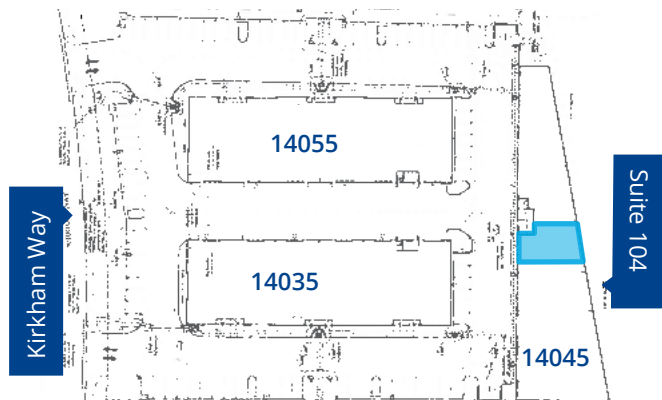
Floor & Site Plan



Available Suite

N

Site



Kirkham Ridge | Industrial Suite For Lease

Property Gallery

Three Building Campus



Grade-level Loading



Oversized 16' X 16' Roll-up Doors in 14045 Building



18' Clear Height



Monument Signage



Location & Access



Legend and Amenities



Kirkham Ridge Business Park



To Interstate 15



To Highway 67

- ① Carl's Jr.
- ② SDCCU
- ③ Subway
- ④ O'Brien's Boulangerie
- ⑤ Hampton Inn & Suites



Contact

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