

*FOR LEASE*

**AN ±3,805 SF INDUSTRIAL/R&D/OFFICE SUITE**



**13135**

DANIELSON STREET

**SUITE 201-202**

**POWAY, CALIFORNIA**

- Concrete driveway, parking and loading areas
- 2.50/1,000 SF parking ratio
- 18.5' clear height
- Cox fiber or AT&T service available
- City of Poway - LI Zoning



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# Property Features

## THE PREMISES

- 3,805 SF Suite with as-built and conceptual options
- **LOADING POTENTIAL:** Two (2) grade-level loading doors
- 18.5' minimum clear height
- 400 amp 120/208V power
- Sprinklered
- 2.5/1,000 parking ratio

## ACCESS

- Central San Diego County location
- Easy access to Highway 67 via Scripps Poway Pkwy & I-15 via Scripps Poway Pkwy and Poway Rd

## THE PROPERTY

- Two-building multi-tenant industrial project totaling 49,232 SF
- Concrete parking, driveway and loading areas
- Zoned LI -City of Poway: Manufacturers, engineering companies, equipment companies (sales/hq/distribution), printing companies, moving companies
- Close proximity to Costco, Kohl's, Home Depot, and In-N-Out Burger

## THE OWNERSHIP

- Professionally owned and managed by Whitaker Facilities Corporation
- Long-term ownership with extensive local portfolio, stable Operating Expenses, and highly responsive property management



### RENTAL RATE

\$1.59 PSF/Month  
Net of Operating Expenses



### EST. OPERATING EXPENSES

±\$0.30 PSF/Month



### AVAILABLE

December 1, 2023

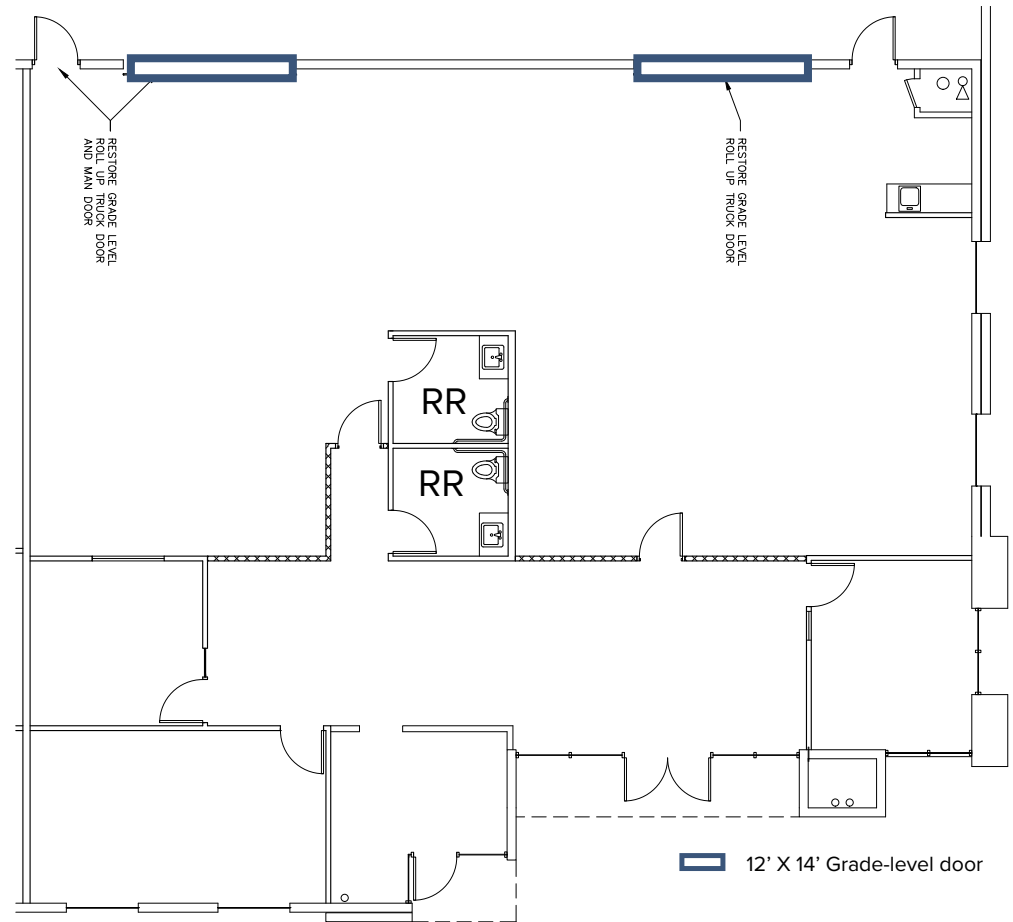




# Conceptual Plan

Suite 201/202: 3,805 SF

- POWER: 400A 120/208V 3-Phase
- LOADING: (2) 12' X 14' grade-level roll-up doors
- CONCEPTUAL LAYOUT: Double-door entryway into open office, three (3) private offices, 2 restrooms, conference room, warehouse
- End unit with windows on two sides

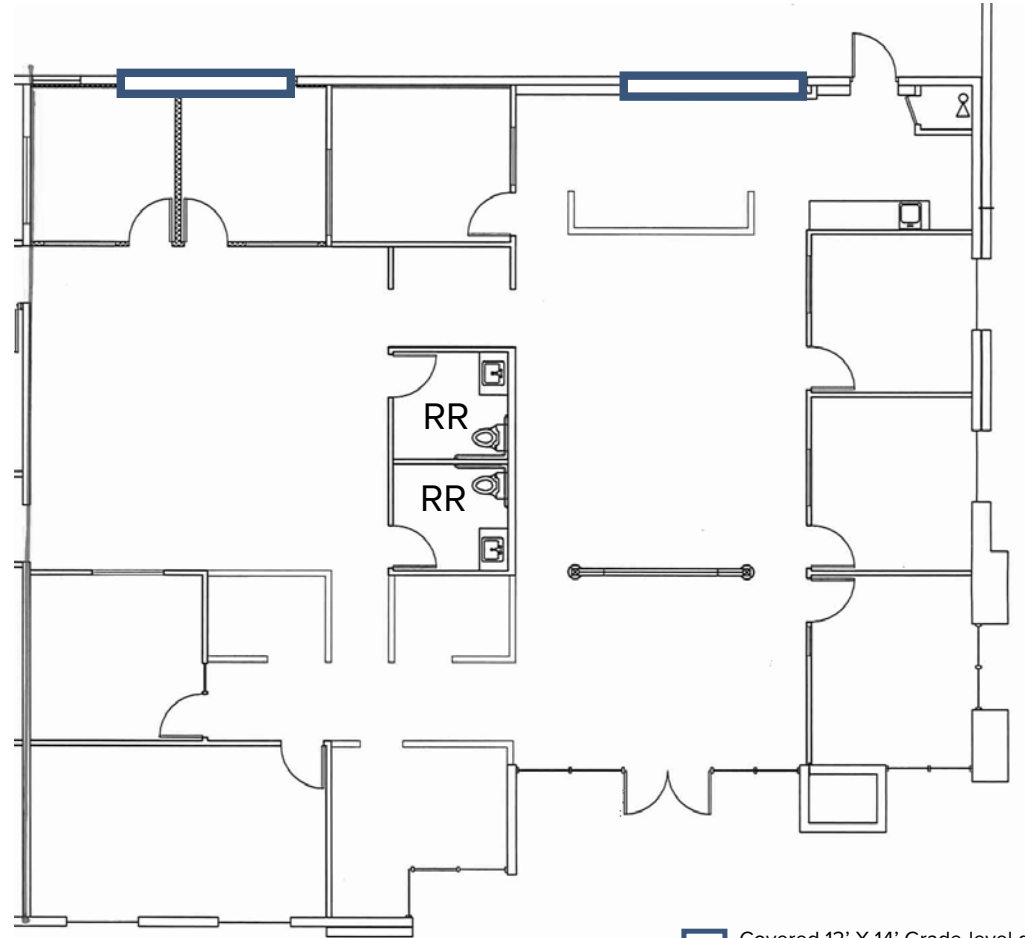




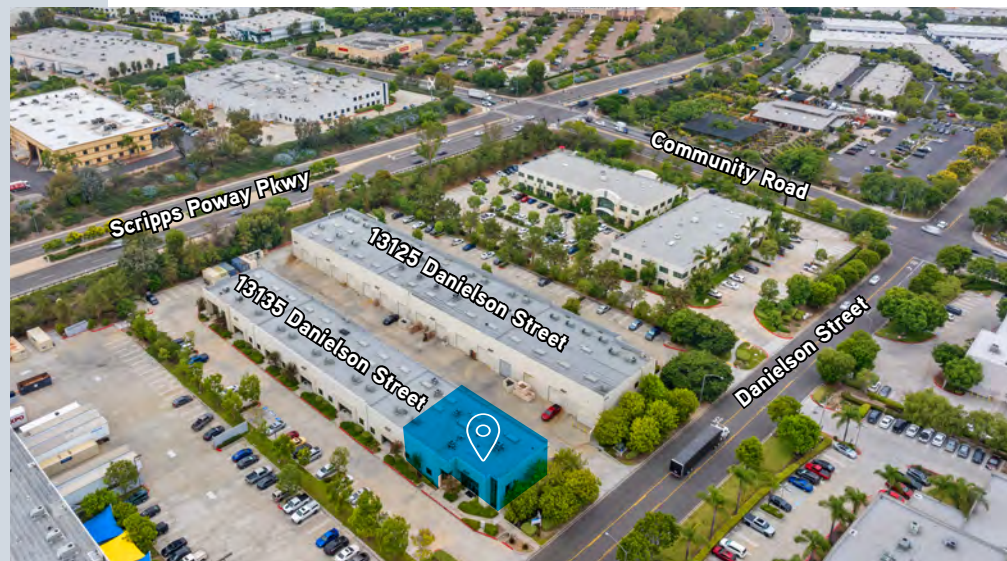
## As-Built Plan

Suite 201/202: 3,805 SF

- POWER: 400A 120/208V 3-Phase
- AS-BUILT: 100% climate controlled, drop ceiling throughout, double-door front entryway, a mix of private offices and open office, kitchenette and (2) private restrooms
- End unit with windows on three sides (Store front window system installed in private offices at roll-up door location)



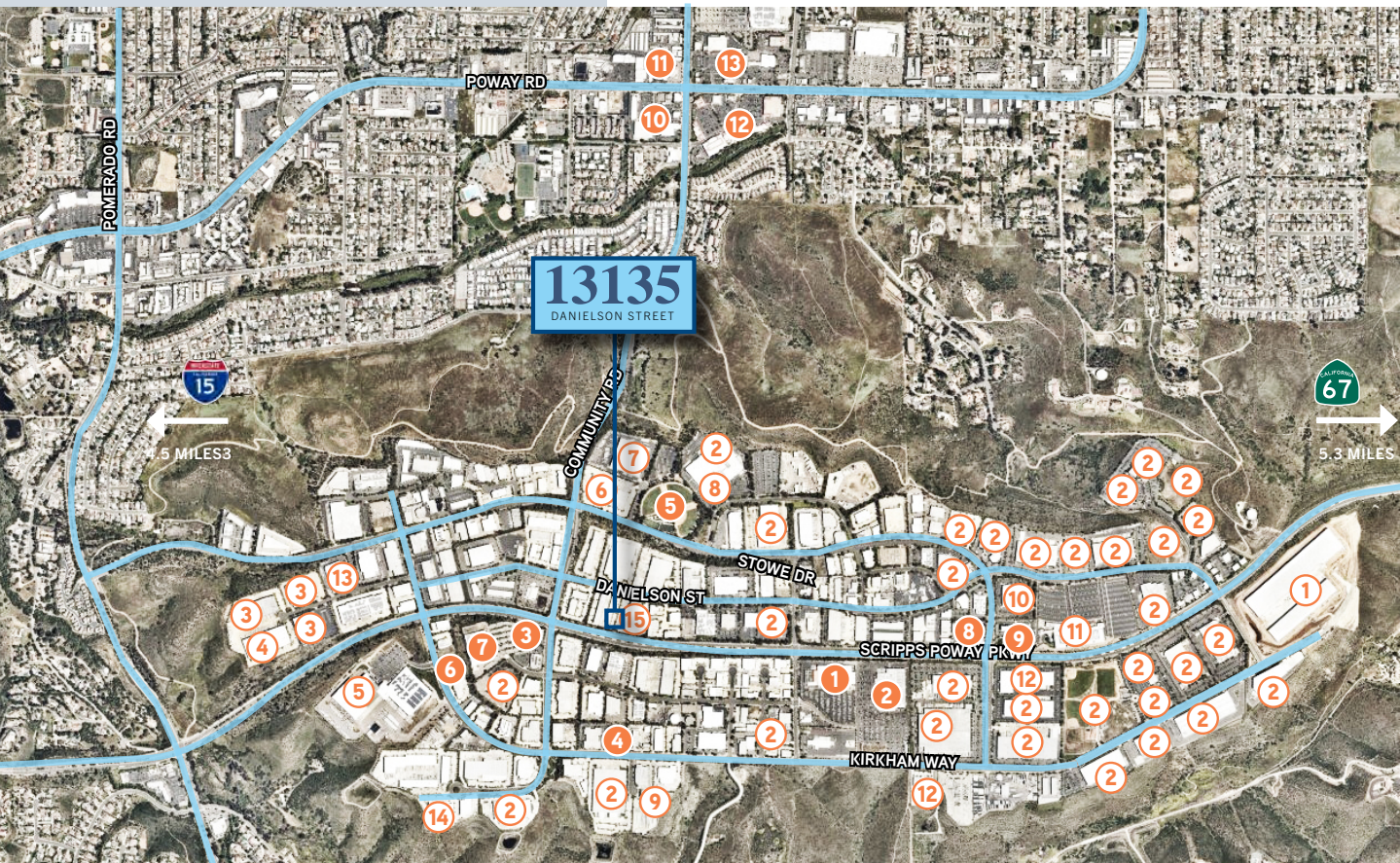
■ Covered 12' X 14' Grade-level door





**Poway** is the geographic center of San Diego County, and a very “business friendly” jurisdiction, making it a home to companies like **Geico**, **General Atomics**, **Corovan**, **Sysco**, **Cohu**, **Toray**, and **Amazon**.

## Corporate Neighbors & Amenities



### BUSINESSES

- |                   |  |
|-------------------|--|
| 1 Amazon          | 9 Ferguson                                 |
| 2 General Atomics | 10 Teledyne                                |
| 3 Corovan         | 11 Geico                                   |
| 4 ChefWorks       | 12 ABC (Associated Builders & Contractors) |
| 5 Sysco           | 13 California Closets                      |
| 6 Allied          | 14 Best Buy                                |
| 7 Allstate Moving | 15 Bilstein                                |
| 8 Cohu, Inc       |  |

### AMENITIES

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



**7 MINS**  
along Scripps Poway Pkwy



**6 MINS**  
along Scripps Poway Pkwy



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