



FOR LEASE

**12635
DANIELSON
COURT
SUITE 202-203**

POWAY BUSINESS PARK | POWAY, CA

**One industrial suite with
two grade-level loading doors**

±3,356 SF

Parking Ratio: 4/1,000 SF

RENTAL RATE:

\$1.19/SF/Month NNN

(NNN currently estimated at \$0.2715/SF/Month)



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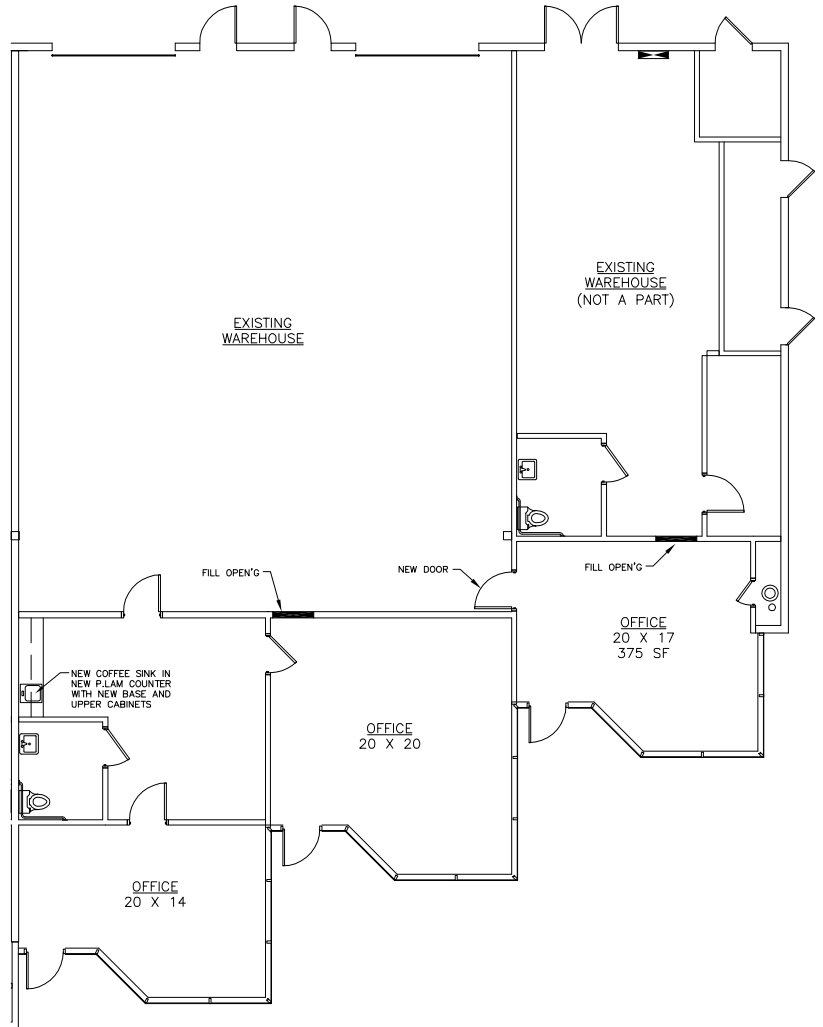
SUITE HIGHLIGHTS

SUITE 202-203: ±3,356 SF

- POWER: 200A 277/480
- DOORS: Two 12' X 14' grade-level loading door
- FEATURES: Three private offices, private restroom and warehouse space

AVAILABLE NOW

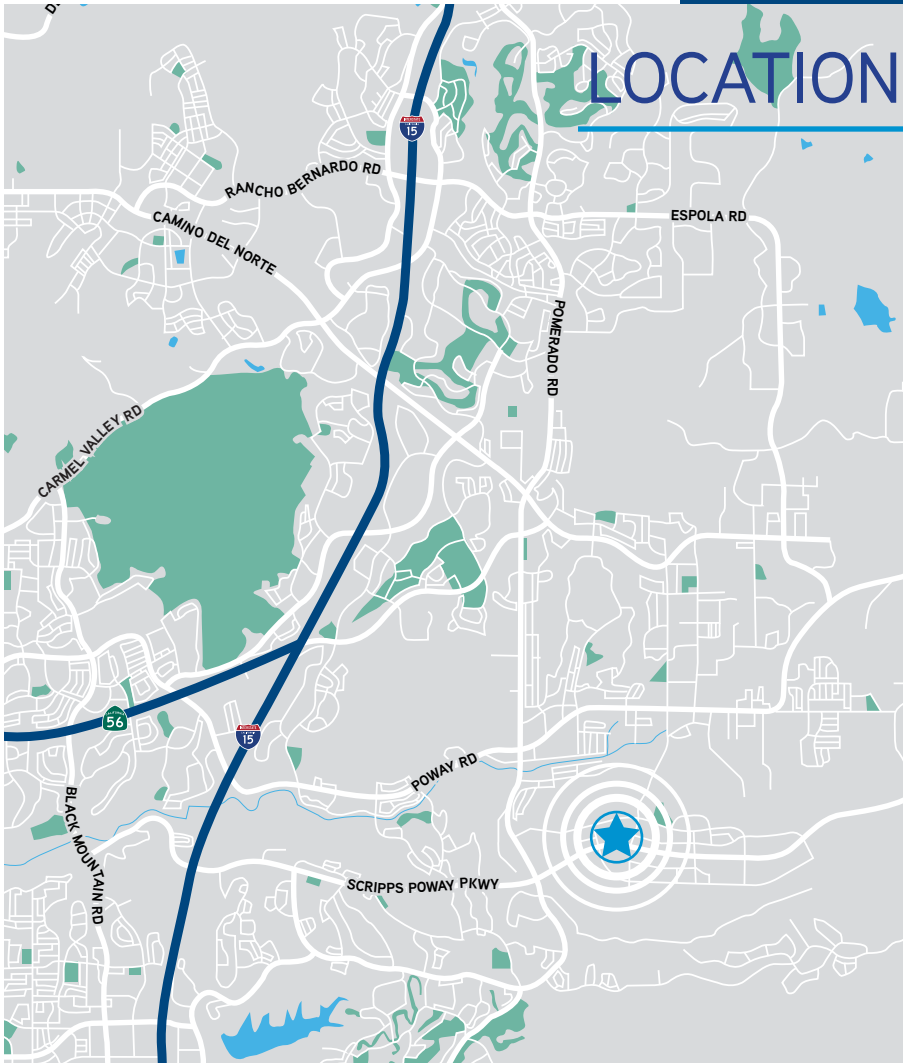
- Close to Scripps Poway Parkway
- Walking distance to In-N-Out Burger and assorted retail
- Minimum 18' clear height
- City of Poway - IP Zoning



POWAY
BUSINESS
PARK

SITE PLAN

LOCATION HIGHLIGHTS



Quick access to Highway 67 via Scripps Poway Pkwy and to I-15 via Scripps Poway Pkwy and Poway Rd



Project frontage and visibility on Scripps Poway Pkwy



Located on Danielson Court right off the intersection of Community Rd and Scripps Poway Pkwy

