

FOR LEASE

±3,356 SF INDUSTRIAL SUITE WITH GRADE-LEVEL LOADING



12635

DANIELSON COURT

SUITE 202-203 | POWAY, CALIFORNIA

- Close to Scripps Poway Parkway
- 3.8/1,000 SF parking ratio
- Minimum 18' clear height
- City of Poway - IP Zoning
- Walking distance to In-N-Out Burger and near assorted retail



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Property Features

THE PREMISES

- 3,356 SF suite in an 11,267 SF building
- Two grade-level loading doors
- 200 amps 277/480V power
- 18' minimum clear height
- Sprinklered
- Improvements include three offices, a kitchenette, restroom, and warehouse space
- 3.8/1,000 SF 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

- Poway Business Park is a four-building multi-tenant industrial park totaling 70,165 SF
- Frontage & visibility from Scripps Poway Pkwy
- Zoned IP -City of Poway: Delivery businesses, custom/light manufacturers, engineering companies, consultants, research and development, light wholesale storage/distribution
- Close 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



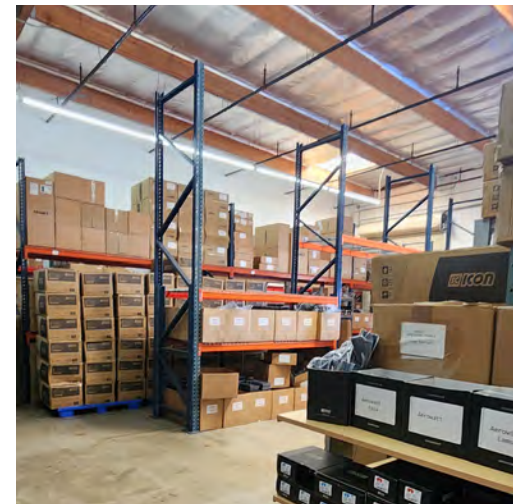
EST. OPERATING EXPENSES

±\$0.29 PSF/Month (2023)



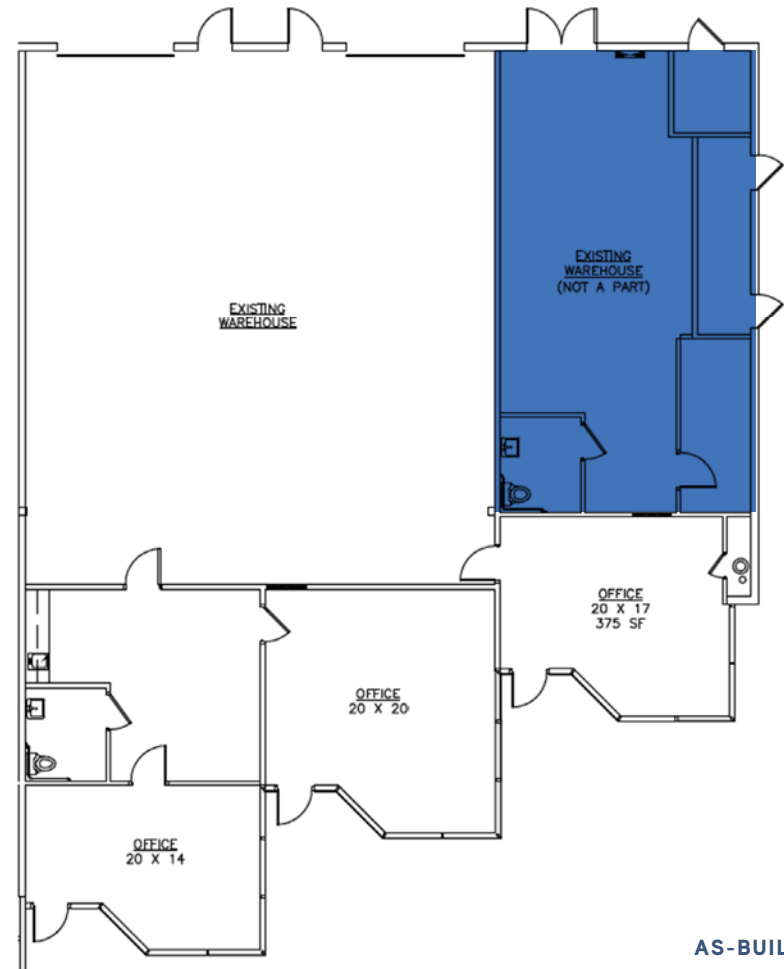
AVAILABLE

December 1, 2023



Suite Highlights

- ±3,356 SF industrial suite with grade-level loading
- As-built: Three offices, private restroom, and warehouse space
- Two (2) 12' X 14' Grade-level loading doors
- 200A 277/480 power
- Minimum 18' clear height
- Poway - IP Zoning
- Available December 1, 2023

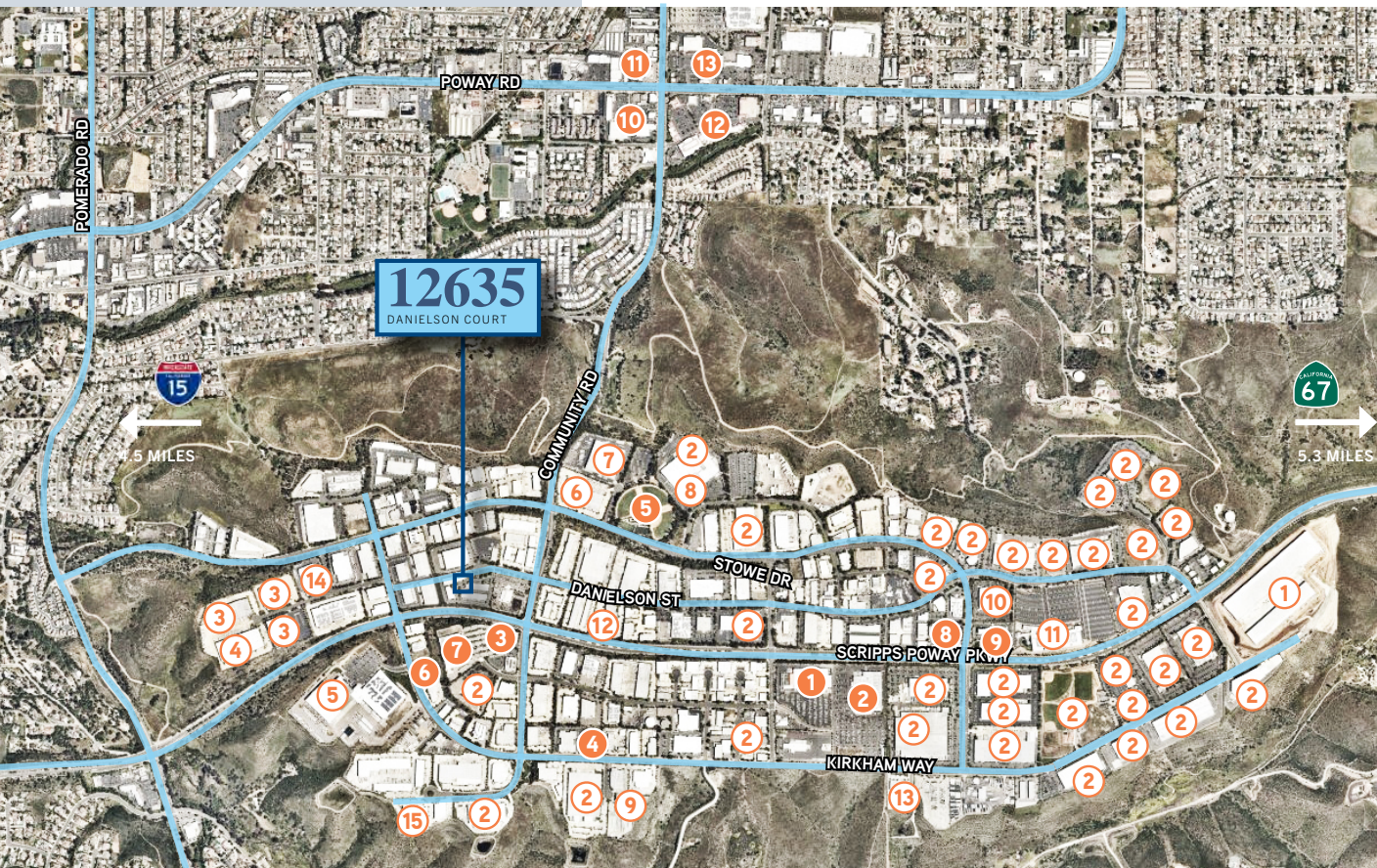


AS-BUILT



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 Bilstein |
| 5 Sysco | 13 ABC (Associated Builders & Contractors) |
| 6 Allied | 14 California Closets |
| 7 Allstate Moving | 15 Best Buy |
| 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 | |
| 4 Lightning Brewery | 11 Walgreens, Wingstop, Poway's Irish Pub, Bongiorno's |
| 5 Sportsplex USA | |
| 6 Papa Duke's Deli | 12 Starbucks, Chipotle, Stater Bros, Kai Sushi, AMC Dine-In |
| 7 Kohl's | |
| 8 Carl's Jr / Subway | 13 Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprout's, McDonald's |
| 9 Hampton Inn | |



7 MINS
along Scripps Poway Pkwy



6 MINS
along Scripps Poway Pkwy

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±3,356 SF

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