

FOR LEASE - 20,433 SF
INDUSTRIAL SPACE

13000

DANIELSON STREET
SUITE A-D | POWAY, CA



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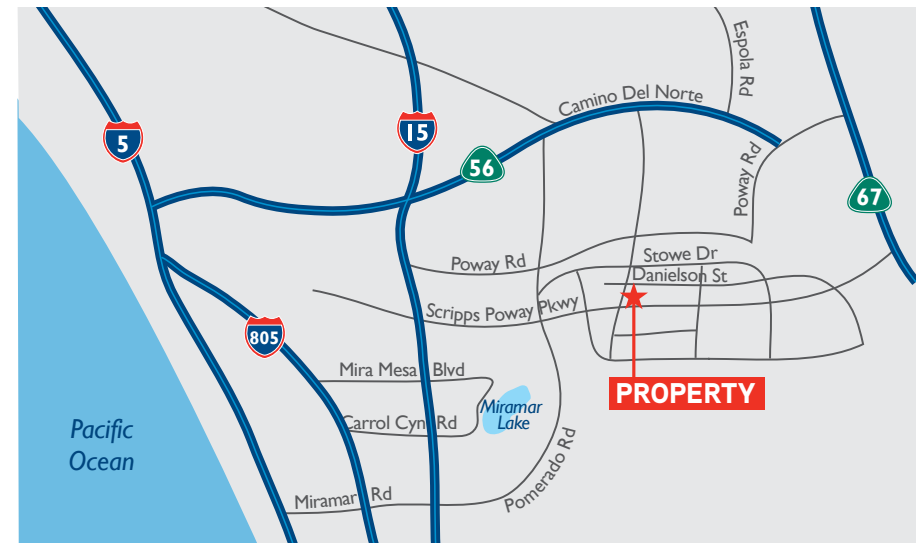
FOR LEASE > 20,433 SF INDUSTRIAL SPACE (DIVISIBLE)

13000 DANIELSON STREET

SUITE A-D | POWAY, CA 92064

Property Features

- » Approximately 20,433 square feet available for lease (divisible)
- » Approximately 36% improved
- » Five (5) 12' X 14' grade-level loading doors
- » Power:
 - Suite A/B - two (2) electrical meters, each 400 amps of 277/480v
 - Suite C/D - one (1) electrical meter - 400 amps of 277/480v
- » Ample parking (3.5/1,000 parking ratio)
- » Approximately 24' clear height
- » **Lease Rate: \$0.98/SF Net of Operating Expenses**
(Net of Operating Expenses estimated to be \$0.18/SF/Month)



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Floor Plan

First Floor

Suite A-B - 12,692 SF

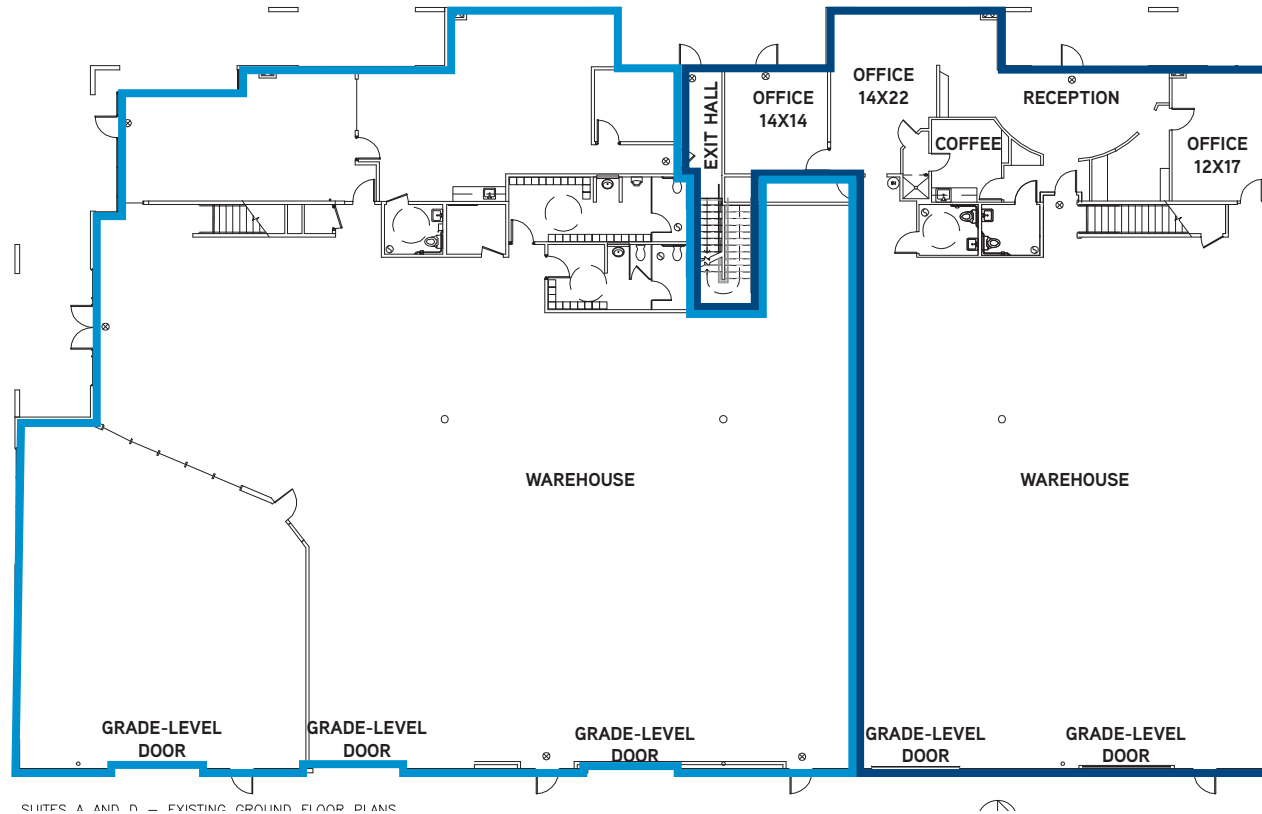
Includes approx 2,500 SF improved area on the first floor

Approx. 2,243 SF improved mezzanine area

Suite C-D - 7,741 SF

Includes 1,593 improved area on the first floor

Approx. 1,225 SF improved mezzanine area



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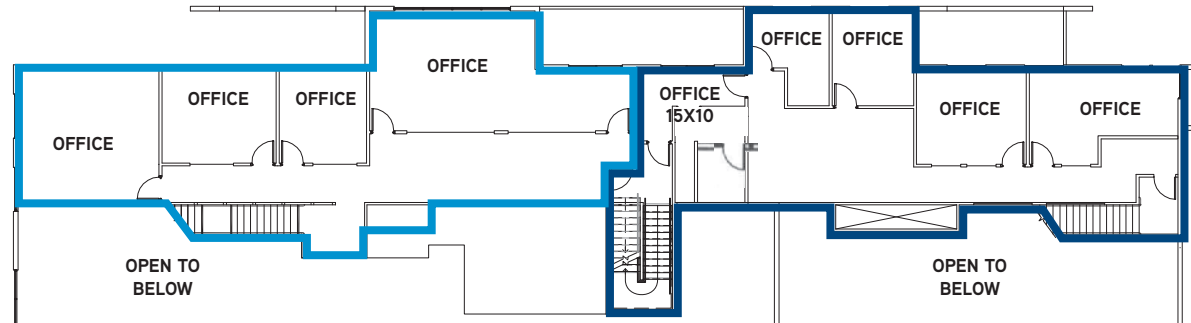
13000 DANIELSON STREET

SUITE A-D | POWAY, CA 92064

Floor Plan

Second Floor Mezzanine

- Suite A-B - 12,692 SF**
Includes approx 2,500 SF improved area on the first floor
Approx. 2,243 SF improved mezzanine area
- Suite C-D - 7,741 SF**
Includes 1,593 improved area on the first floor
Approx. 1,225 SF improved mezzanine area



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