

FOR LEASE > 4,124 SQUARE FEET

# IMPROVED R&D INDUSTRIAL SPACE

13125 Danielson Street, Suite 101, Poway, CA 92064



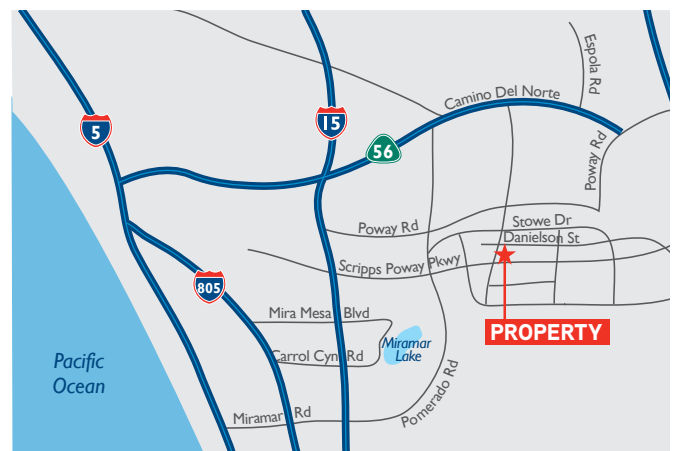
## THE BUILDING

- » 4,124 SF existing layout includes:  
Reception, 2 restrooms, 2 private offices, and improved space
- » Recently refurbished: Improvements include new paint throughout and above-standard vinyl tile installed on ground floor, excluding two carpeted offices
- » 400 Amps of 277/480 Volt, 3-Phase Power
- » One 12' x 14' Grade-level loading door
- » 23' Clear Height
- » Sprinklered
- » Concrete driveway, parking and loading areas

## ACCESS

Located on Danielson Street just east of the intersection with Community Road, between Danielson Street and Scripps Poway Parkway. Frontage and visibility on Scripps Poway Parkway. Easy access to Highway 67 via Scripps Poway Parkway and to I-15 via Scripps Poway Parkway and Poway Road.

## LOCATION



## THE PROPERTY

Two-building multi-tenant industrial project zoned LI—City of Poway

**RENTAL RATE : NEGOTIABLE**

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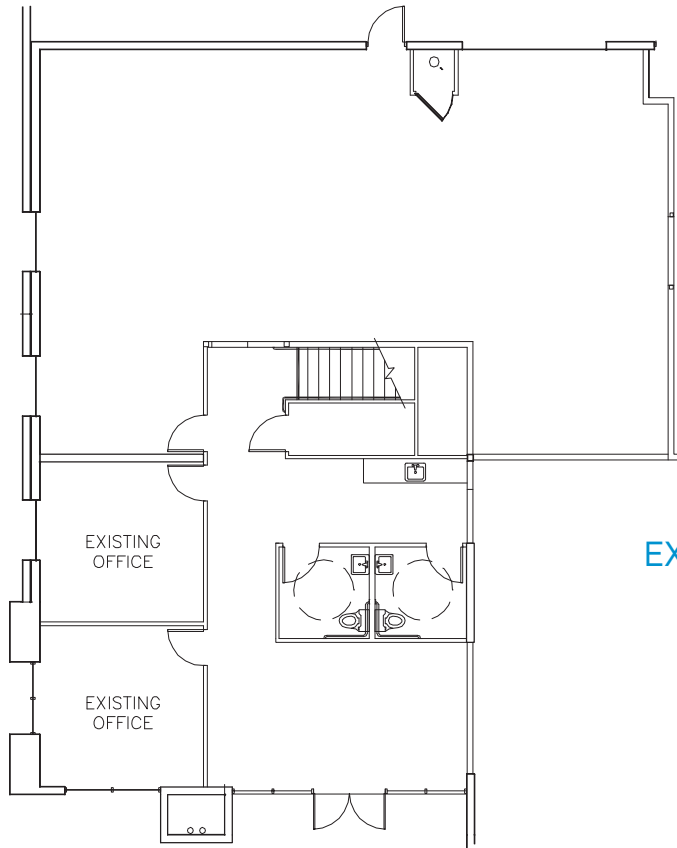
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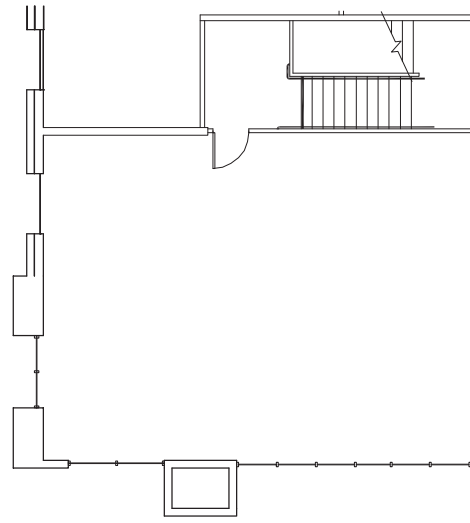
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## FLOOR PLAN

### EXISTING FIRST FLOOR



### EXISTING SECOND FLOOR



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