

FOR LEASE

13125 Danielson Street, Suite 105
Poway, CA 92064



The Building

- › One industrial suite consisting of approximately 1,760 SF
- › Reception, two private offices, one restroom, workroom and warehouse
- › 200 amps of 120/208 volt, 3-phase power in each suite
- › One 12'x 14' grade-level loading door
- › 23' Clear Height
- › Sprinklered

The Property

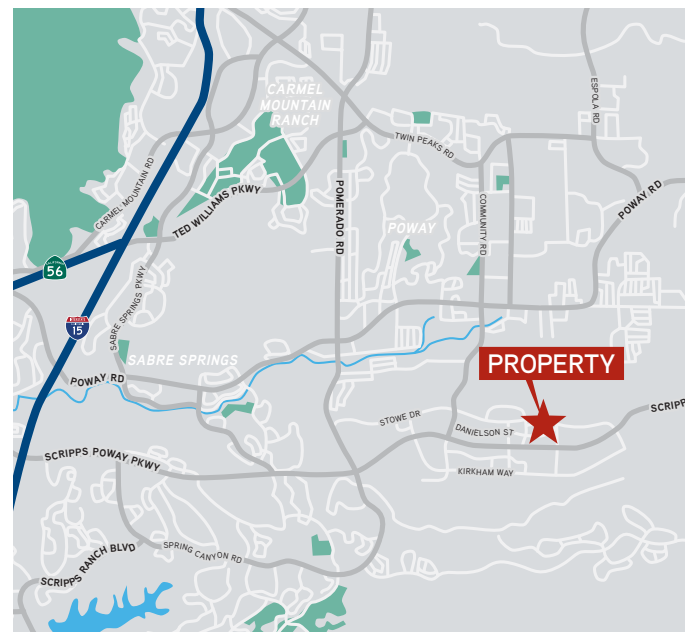
- › Two-building multi-tenant industrial project
- › Zoned LI—City of Poway
- › Concrete driveway, parking and loading areas
- › Visibility from Scripps Poway Parkway

Access

- › Located on Danielson Street just east the intersection with Community Road, between Danielson Street and Scripps Poway Parkway
- › Easy access to Highway 67 via Scripps Poway Parkway and to I-15 via Scripps Poway Parkway and Poway Road
- › Walking distance to Retail and In-N-Out Burger

Rental Rate

\$1.25/SF/Month NNN
(NNN estimated at \$0.22/SF/Month)

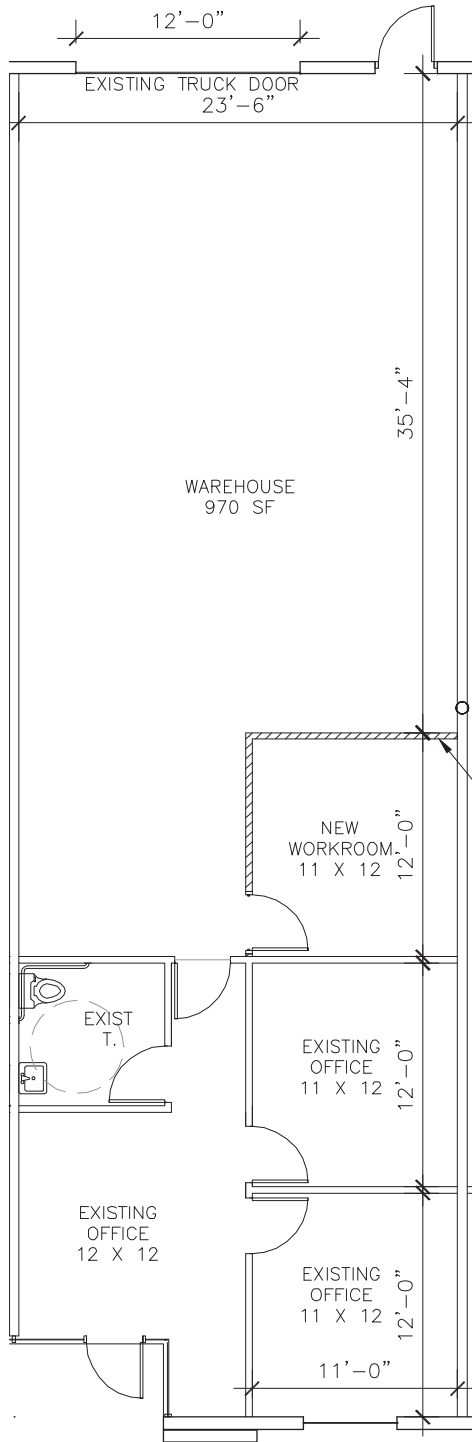


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Floor Plan & Site Plan



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