

FOR LEASE

13135 Danielson Street, Suite 206
Poway, CA 92064



The Building

- › Approximately 1,423 SF
- › Reception, three (3) offices, one (1) restroom, remainder warehouse
- › 200 amps of 120/208 volt, 3-phase power
- › One (1) 12'x 14' grade-level loading door
- › Sprinklered

The Property

- › Two-building multi-tenant industrial project zoned LI—City of Poway
- › Frontage and visibility on Scripps Poway Parkway
- › Concrete Driveway, parking and loading areas

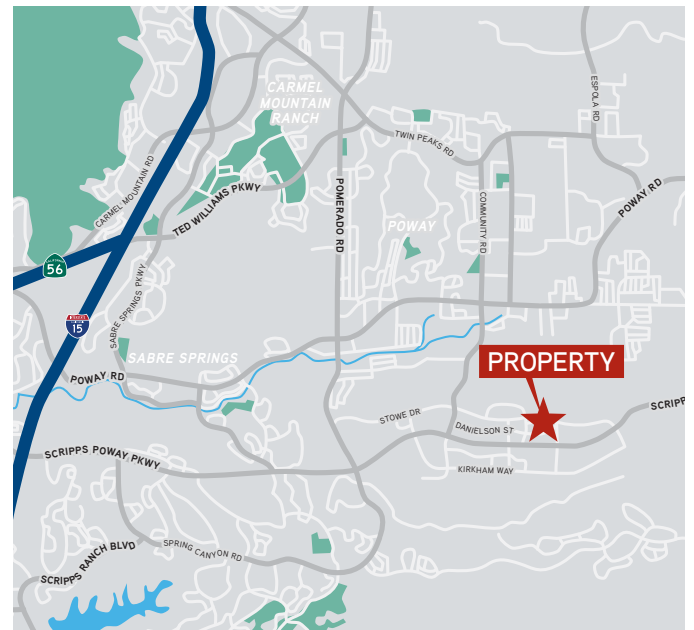
Access

- › 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

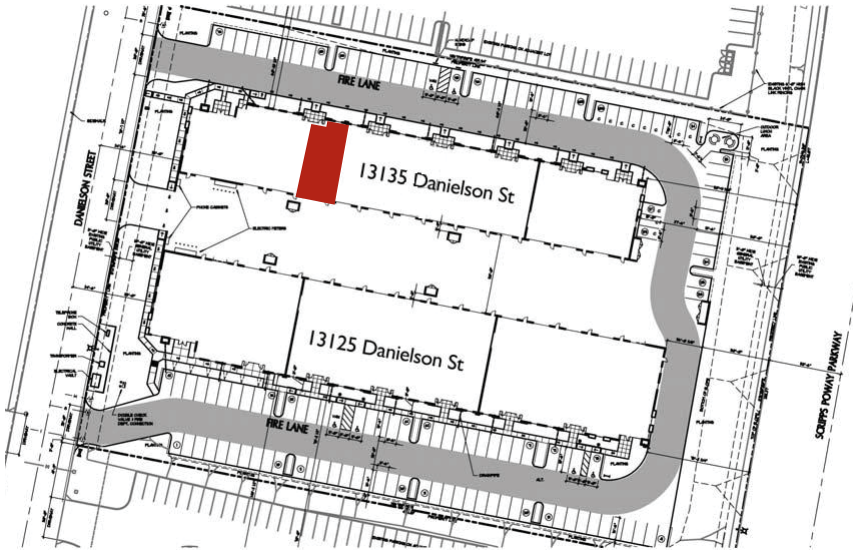
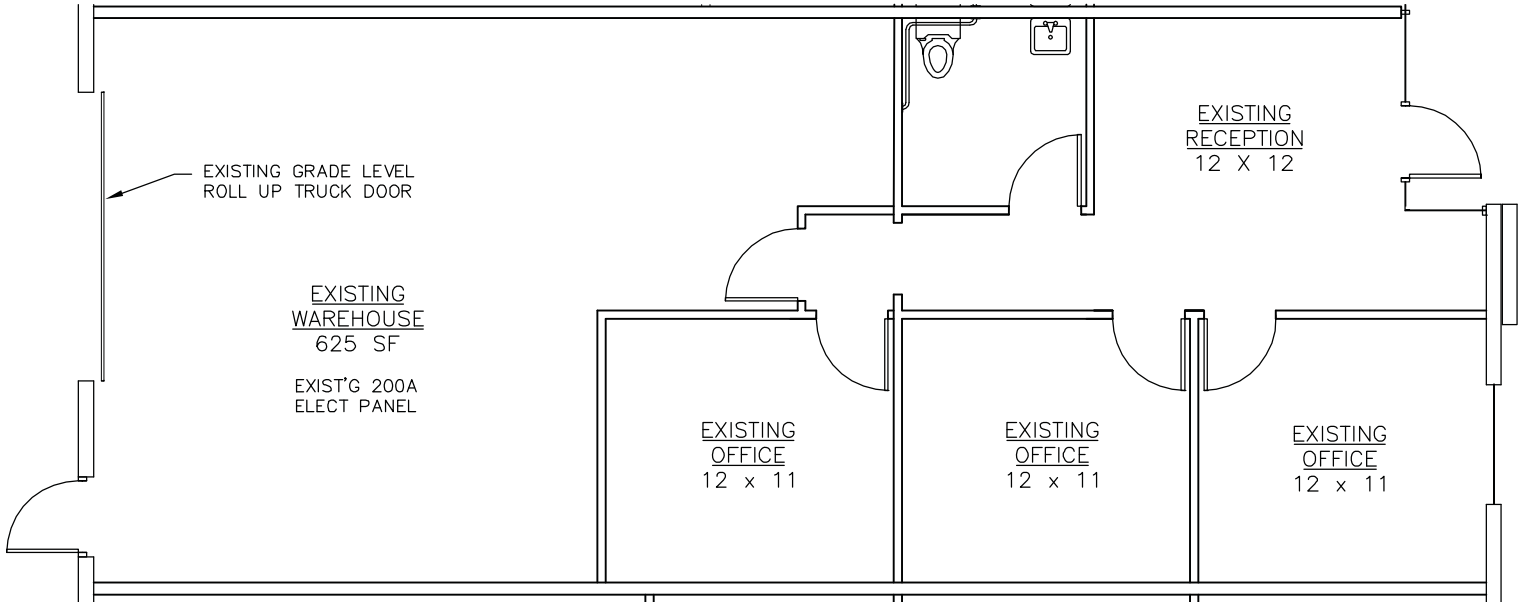
\$0.95/SF/Month NNN

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



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