

FOR LEASE > 1,405 SF INDUSTRIAL SUITE

Multi-Tenant Industrial Building

13135 Danielson Street, Suite 211, Poway, CA 92064



THE BUILDING

- » Approximately 1,405 SF
- » Reception, two (2) offices, one (1) restroom, 55% warehouse
- » 200 amps of 120/208 volt, 3-phase power
- » One (1) 12'x 14' grade-level loading door
- » Sprinklered
- » 18.5' Clear Height
- » Concrete driveway, parking and loading areas

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

RENTAL RATE

\$1.20/SF/MONTH NET

(Operating Expenses estimated at \$0.22/SF/Month)

THE PROPERTY

- » 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

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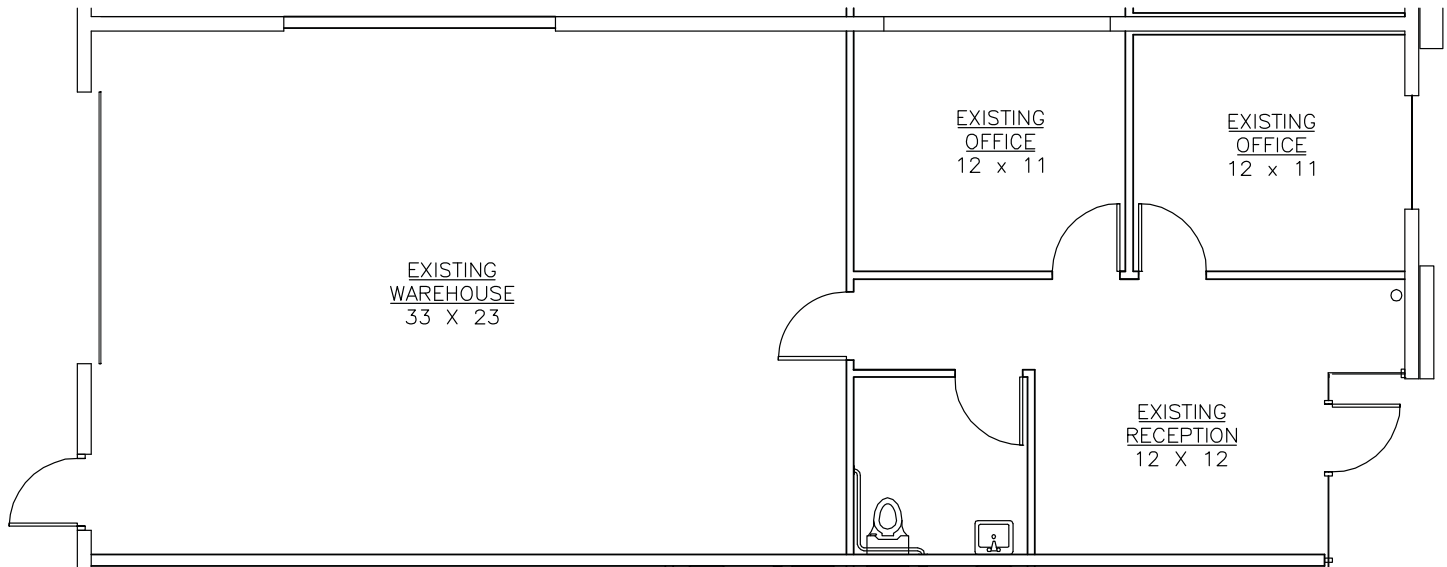


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SUITE 211



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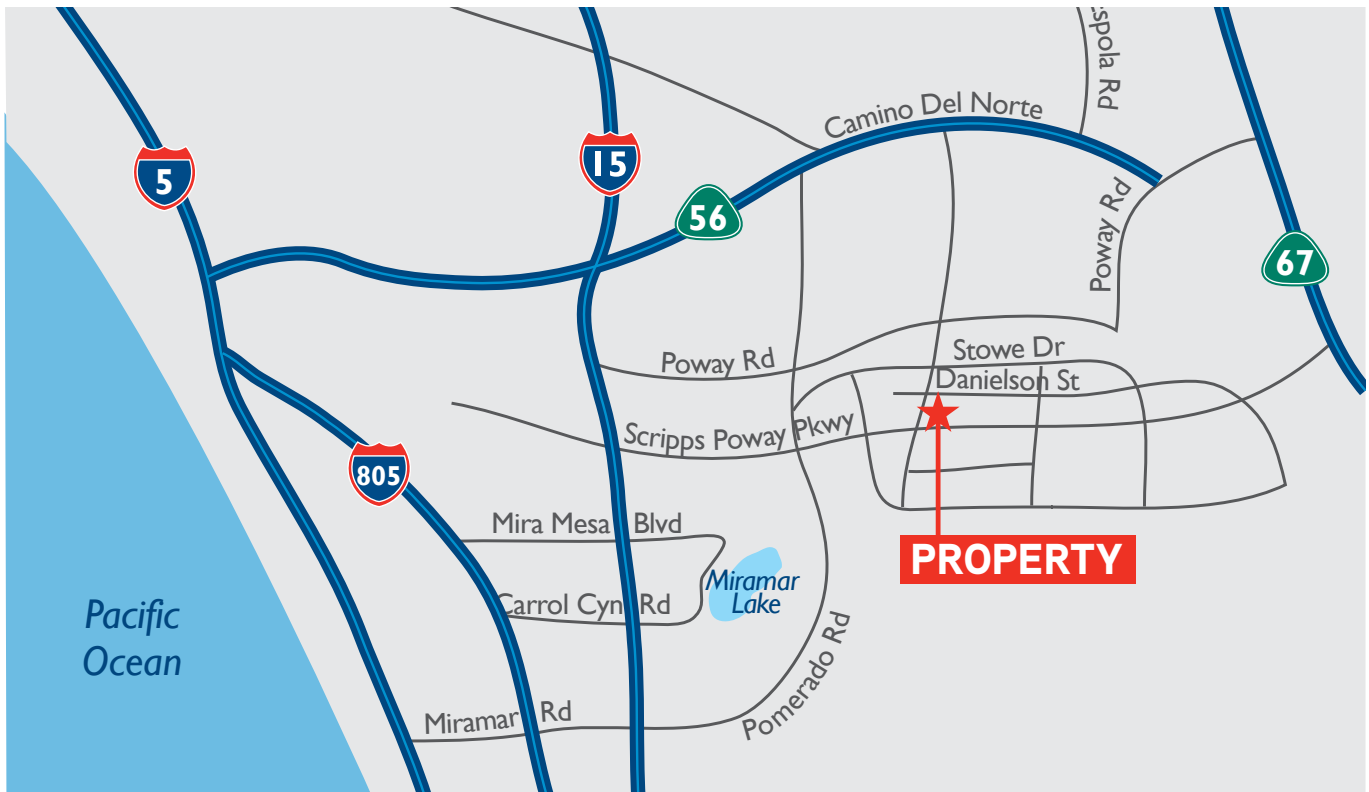
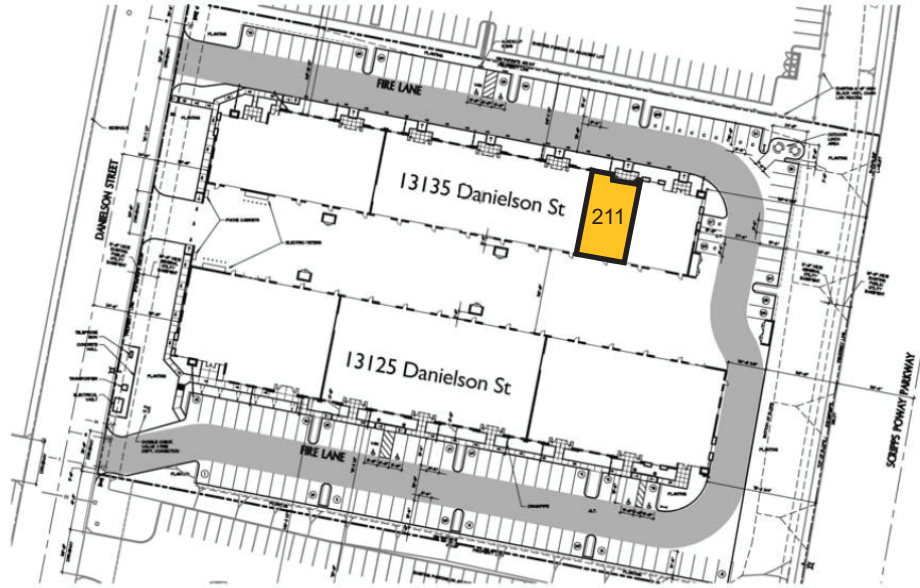
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