

Poway Tech Center



FOR LEASE

**Freestanding
Industrial Building
w/2 Grade-level Doors**

7,503 SF

12150 DEARBORN PLACE
Poway, CA

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THE **TECHBILT** COMPANIES

Property Highlights

POWAY
TECH CENTER

2



\$1.69 PSF/MO

RENTAL RATE
Net of Operating Expenses



±\$0.28 PSF/MO

**ESTIMATED
Operating Expenses
(2023)**



MAY 1, 2023

AVAILABLE



FOR LEASE

12150 Dearborn Place is a freestanding industrial building developed by the Techbilt Companies. It is conveniently located on the corner of a cul de sac near Scripps Poway Parkway, Costco and The Home Depot. This building is ideal for storage, distribution, production, fabrication, manufacturing, assembly, and packaging uses.

Total SF: 7,503 SF

- **Parking:** 16 Spaces
- **Power:** Up to 600 Amps 120/208 volts
- **Loading:** Two grade-level doors: (1) 16' X 14', (1) 12' X 14'
- **Sprinklers:** .33 GPM/3,000 SF
- **Improved Area Features:** Reception, conference room, 3 private offices, kitchenette, 3 restrooms, 1 private shower, kitchenette, server room and warehouse production, storage and general offices
- Gas service to building
- Concrete paving throughout
- Potential for secured parking
- Just one block away from The Home Depot and Costco
- LI Zoning - City of Poway

12150 Dearborn Pl *(as-built floorplan)*

POWAY
TECH CENTER

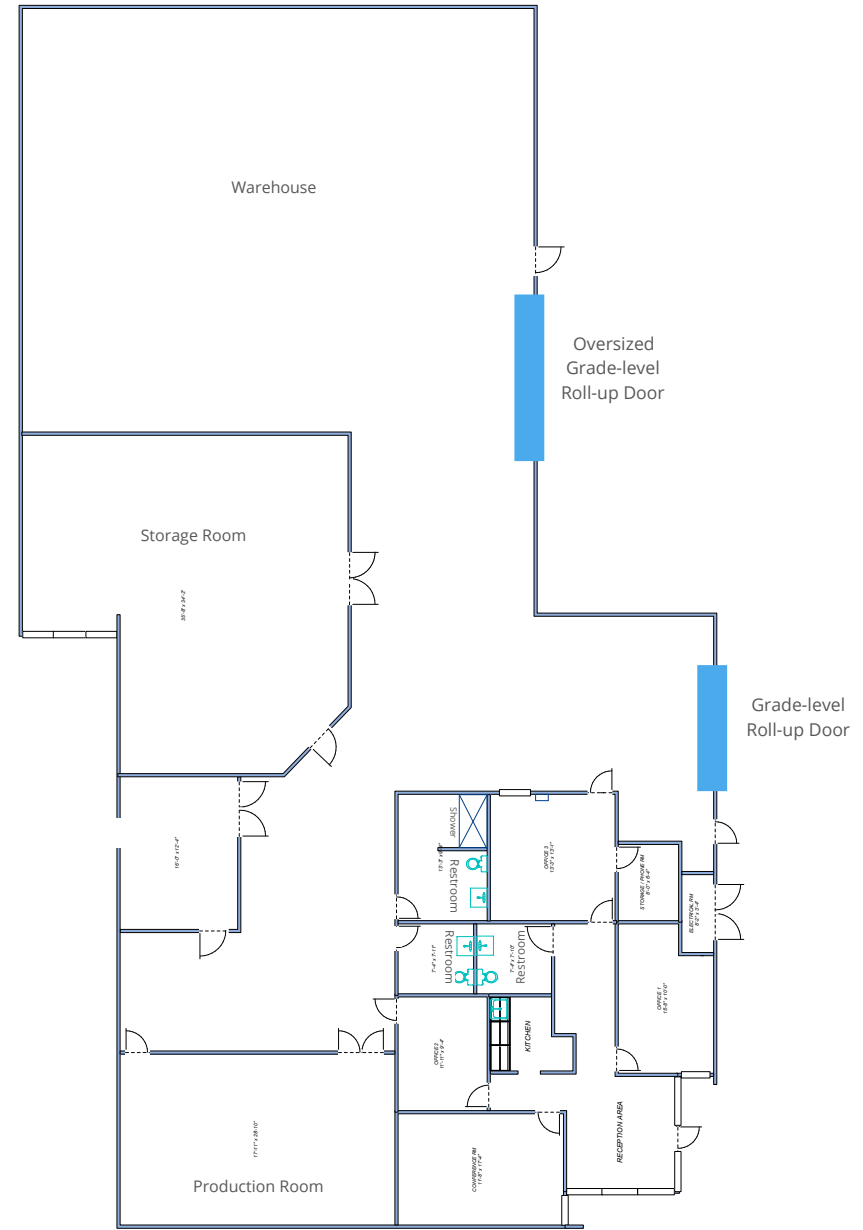
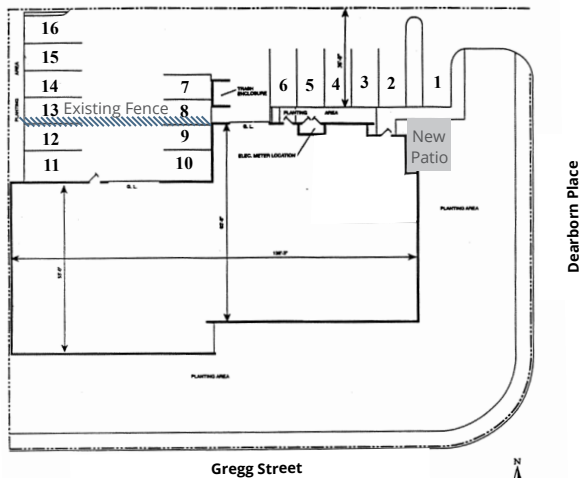
4



7,503
SF



\$1.69
PSF



For general reference.

FOR LEASE

The Location



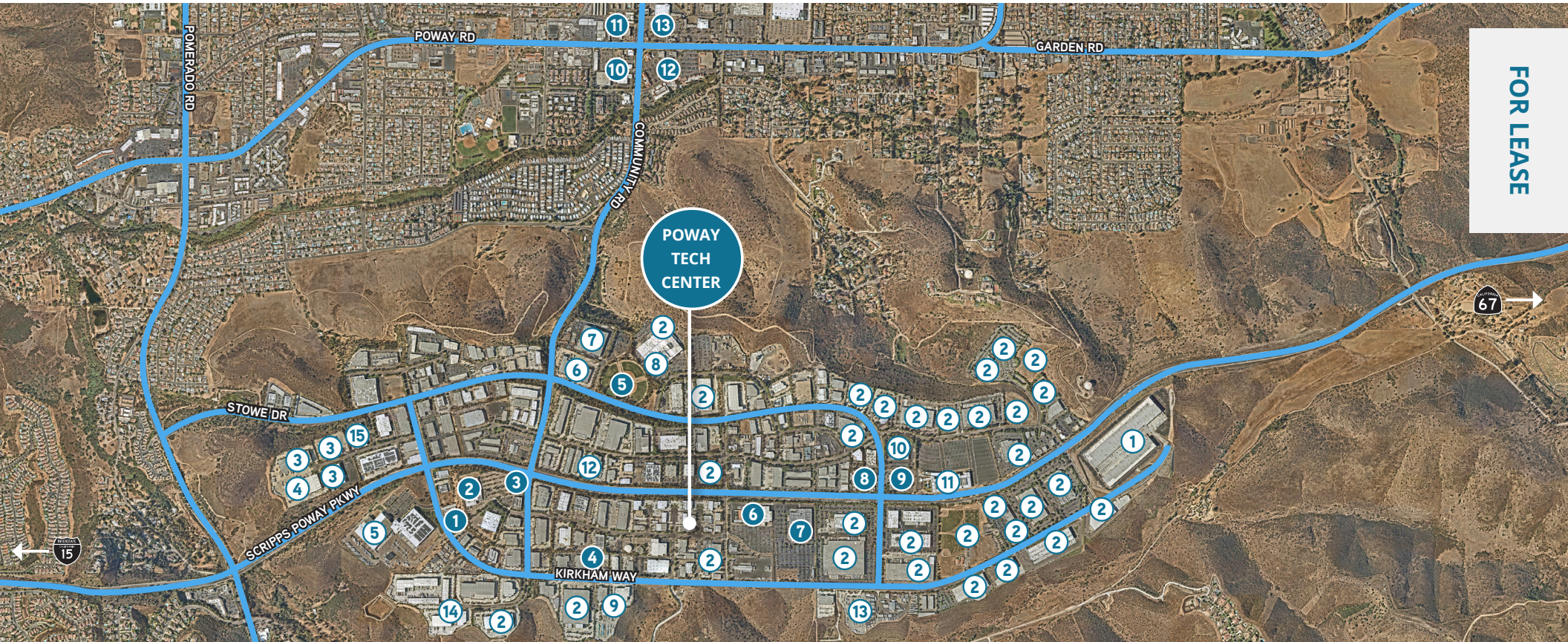
Amazon has leased more than a 500K SF industrial space in Poway at Vantage Point. It is one of the largest lease deals by square footage in the region.

The Poway Business Park Association (PBPA) is a vibrant business association of nearly 500 businesses employing **±18,000 employees**, offering owners and tenants a high-quality infrastructure and numerous amenities.

POWAY

Poway is a thriving city with a dedicated commercial work area. It was ranked as the sixth best city in California in which to locate a business by Outlook Magazine. Spaced out traffic lights along Scripps Poway Pkwy provide less traffic congestion.

Neighbors & Amenities



BUSINESSES

- | | |
|-------------------|----------------------|
| ① Amazon | ⑨ Ferguson |
| ② General Atomics | ⑩ Teledyne |
| ③ Corovan | ⑪ Geico |
| ④ ChefWorks | ⑫ Bilstein |
| ⑤ Sysco | ⑬ ABC |
| ⑥ Allied | ⑭ Best Buy |
| ⑦ Allstate | ⑮ California Closets |
| ⑧ Cohu, Inc | |

AMENITIES

- | | |
|----------------------|---|
| ① Papa Duke's Deli | ⑩ Grocery Outlet, Little Caesars, Five Guys, Auto Zone, Mainstream Bar & Grill |
| ② Kohl's | |
| ③ In N Out | |
| ④ Lightning Brewery | ⑪ Walgreens, Wingstop, Poway's Irish Pub, Bongiorno's |
| ⑤ Sportsplex USA | |
| ⑥ Home Depot | ⑫ Starbucks, Chipotle, Stater Bros, Kai Sushi, AMC Dine-In |
| ⑦ Costco | |
| ⑧ Carl's Jr / Subway | ⑬ Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprout's, McDonald's |
| ⑨ Hampton Inn | |

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