



FOR LEASE

±49,162 SF Warehouse/Manufacturing Space

13400 DANIELSON STREET, POWAY, CA 92064



Property Highlights

24% OFFICE and 76% manufacturing/warehouse

PART OF ±61,162 SF manufacturing/warehouse building

UP TO 8,000 AMPS of power

28' MINIMUM clear height

ESFR sprinkler system

FOUR (4) shared docks with pit levelers

FOUR (4) grade doors (14'x14')

CONCRETE parking/truck court

COVERED dock loading area

DIVISIBLE to 37,586 SF

FIVE (5) TON bridge crane in place

FIBER OPTICS in place

SKYLIGHTS and energy efficient lighting in warehouse

±90 parking spaces (expandable)

MEN'S & WOMEN'S shower onsite

OUTDOOR lunch area with tables & built-in BBQ

LEASE RATE \$1.60 Gross

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**Kidder
Mathews**

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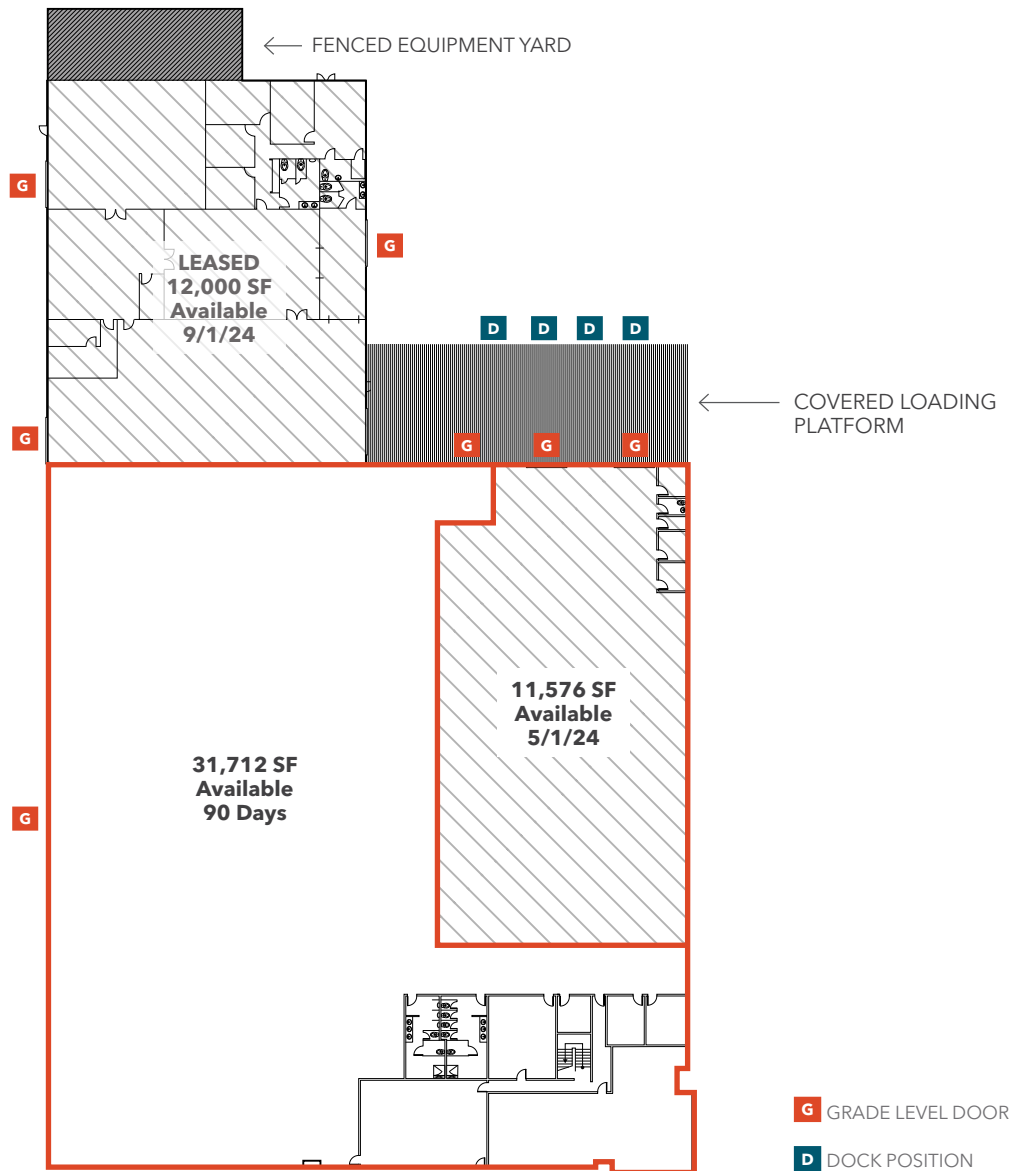
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13400 Danielson Street

POWAY, CA

Floor Plan | First Floor | ±43,288 SF Available



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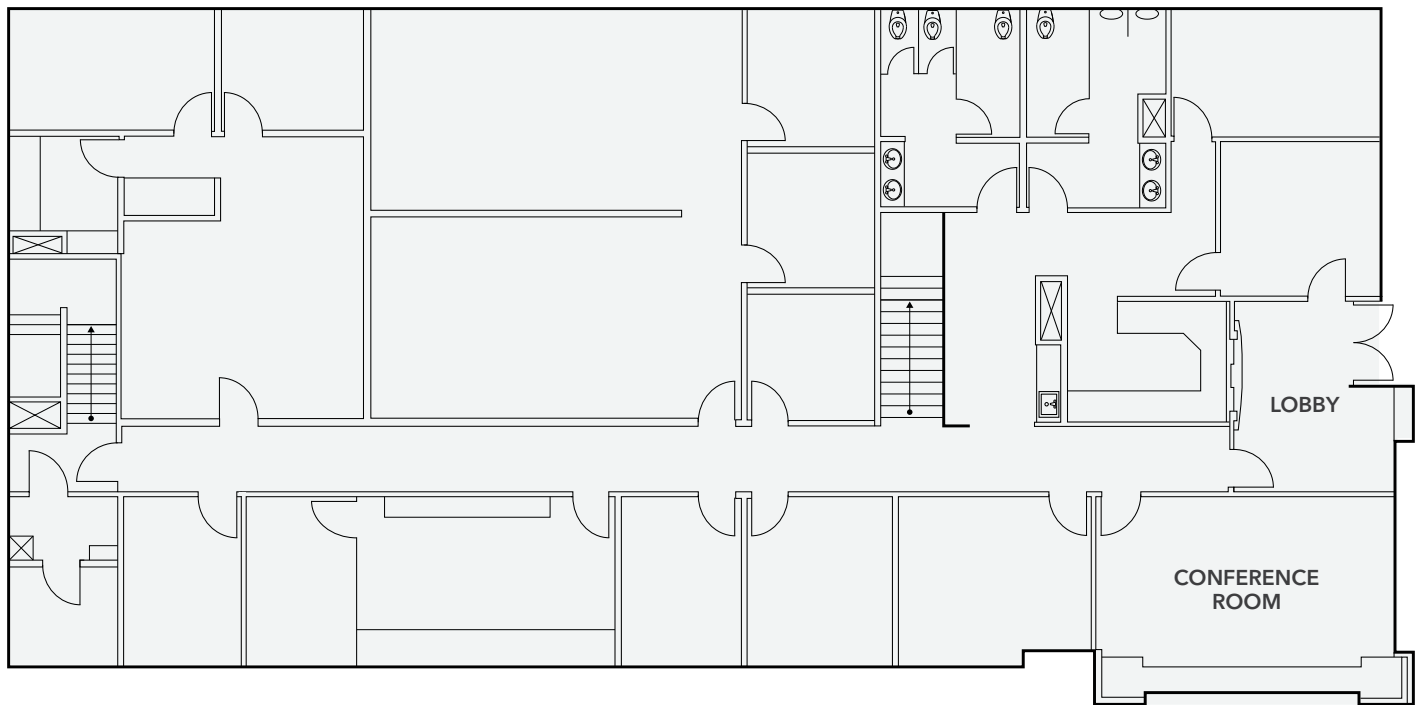


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13400 Danielson Street

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Floor Plan | Second Floor | ±5,874 SF Available



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GL GRADE LEVEL DOOR

D DOCK POSITION

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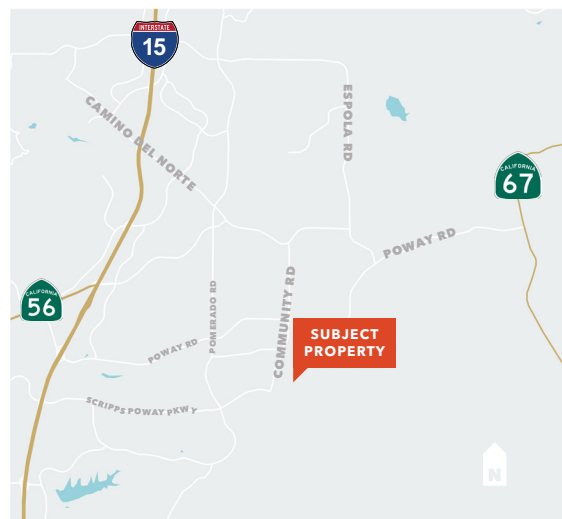
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