



***±58,500 SF Freestanding
Warehouse / Manufacturing Building***

FOR LEASE
12251
IAVELLI WAY

POWAY, CALIFORNIA

PROPERTY OVERVIEW

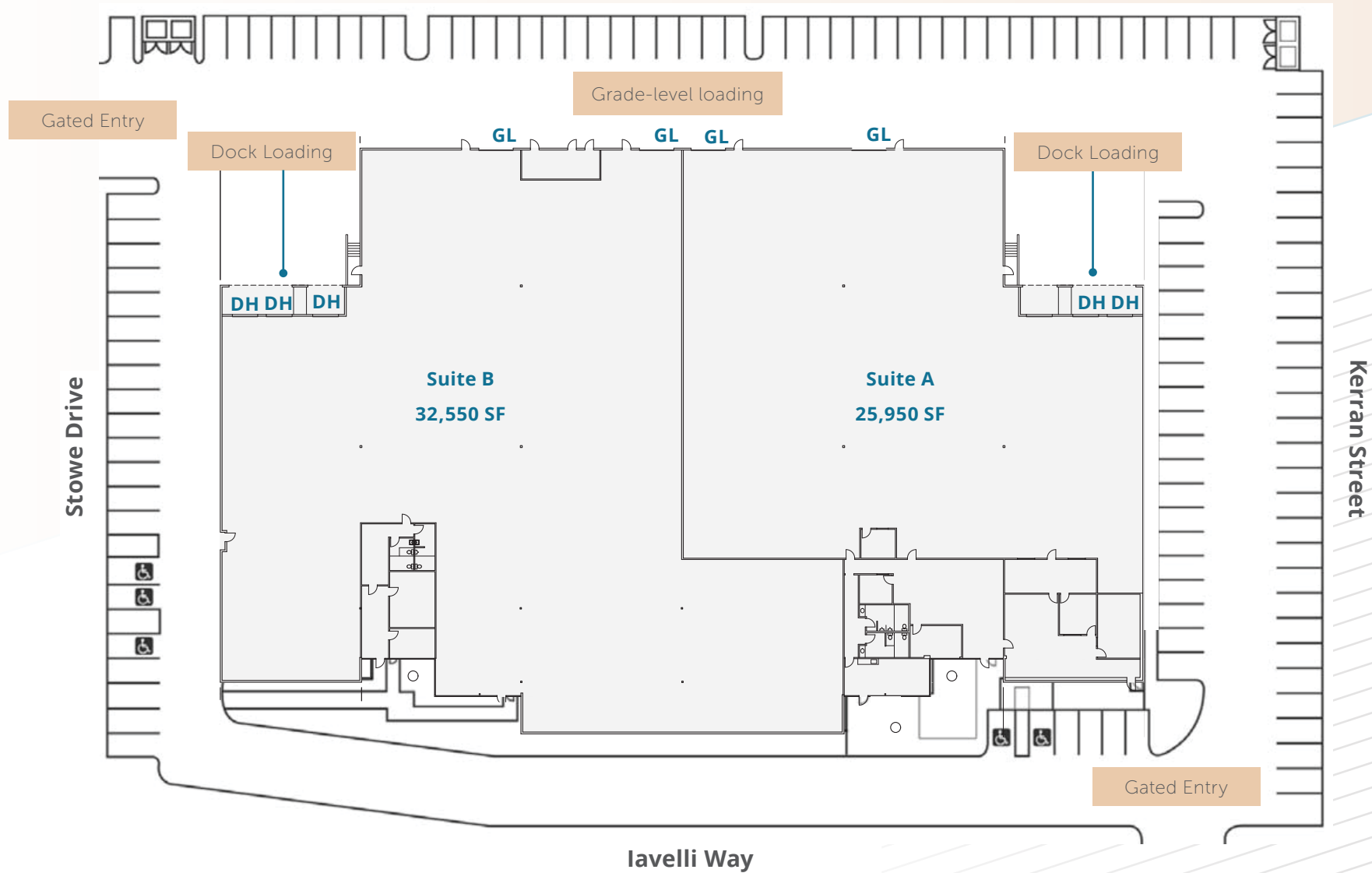
- **Size:** ±58,500 SF (*Suite A:* ±25,950 | *Suite B:* ±32,550 SF)
- **Clear Height:** ±24'
- **Parking:** 113 Spaces (±1.93/1,000 SF)
- **Power:** Up to 1600 Amps 277/480 Volt, 3-Phase
- **Loading:** 6 dock-high and 4 grade-level doors
- **Zoning:** LI - City of Poway
- Gated parking lot
- Sprinklered

AVAILABLE: Now

RENTAL RATE: \$1.69/SF Industrial Gross



SITE / FLOOR PLAN



LOCATION



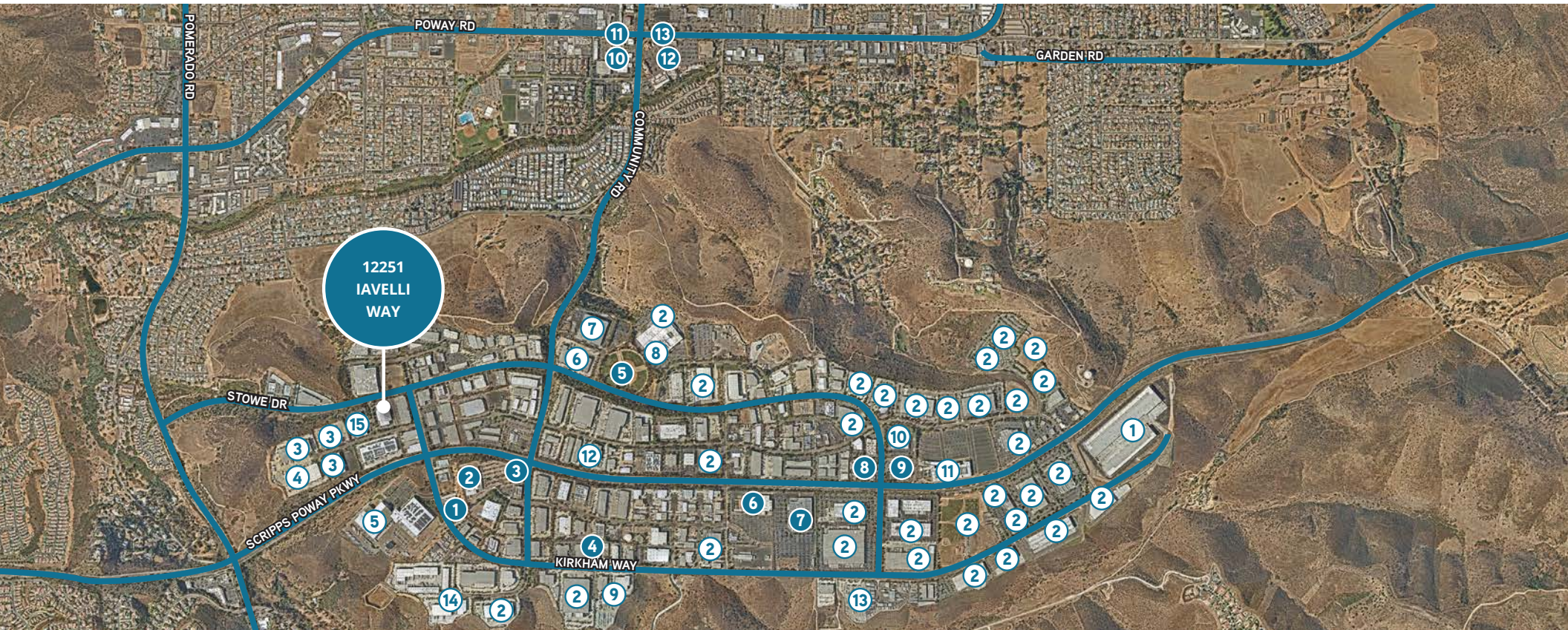
Amazon has leased more than a 500K SF industrial space in Poway at Vantage Point. It is one of the largest lease deals by square footage in the region.

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.

CORPORATE 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 | ⑪ Walgreens, Wingstop, Poway's Irish Pub, Bongiorno's |
| ④ Lightning Brewery | |
| ⑤ Sportsplex USA | ⑫ Starbucks, Chipotle, Stater Bros, Kai Sushi, AMC Dine-In |
| ⑥ Home Depot | |
| ⑦ Costco | ⑬ Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprout's, McDonald's |
| ⑧ Carl's Jr / Subway | |
| ⑨ Hampton Inn | |

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