



For Lease



Kirkham Ridge Business Park Poway, California

A three-building multi-tenant
industrial park totaling 34,614 SF



Zoned LI-S
Light Industrial

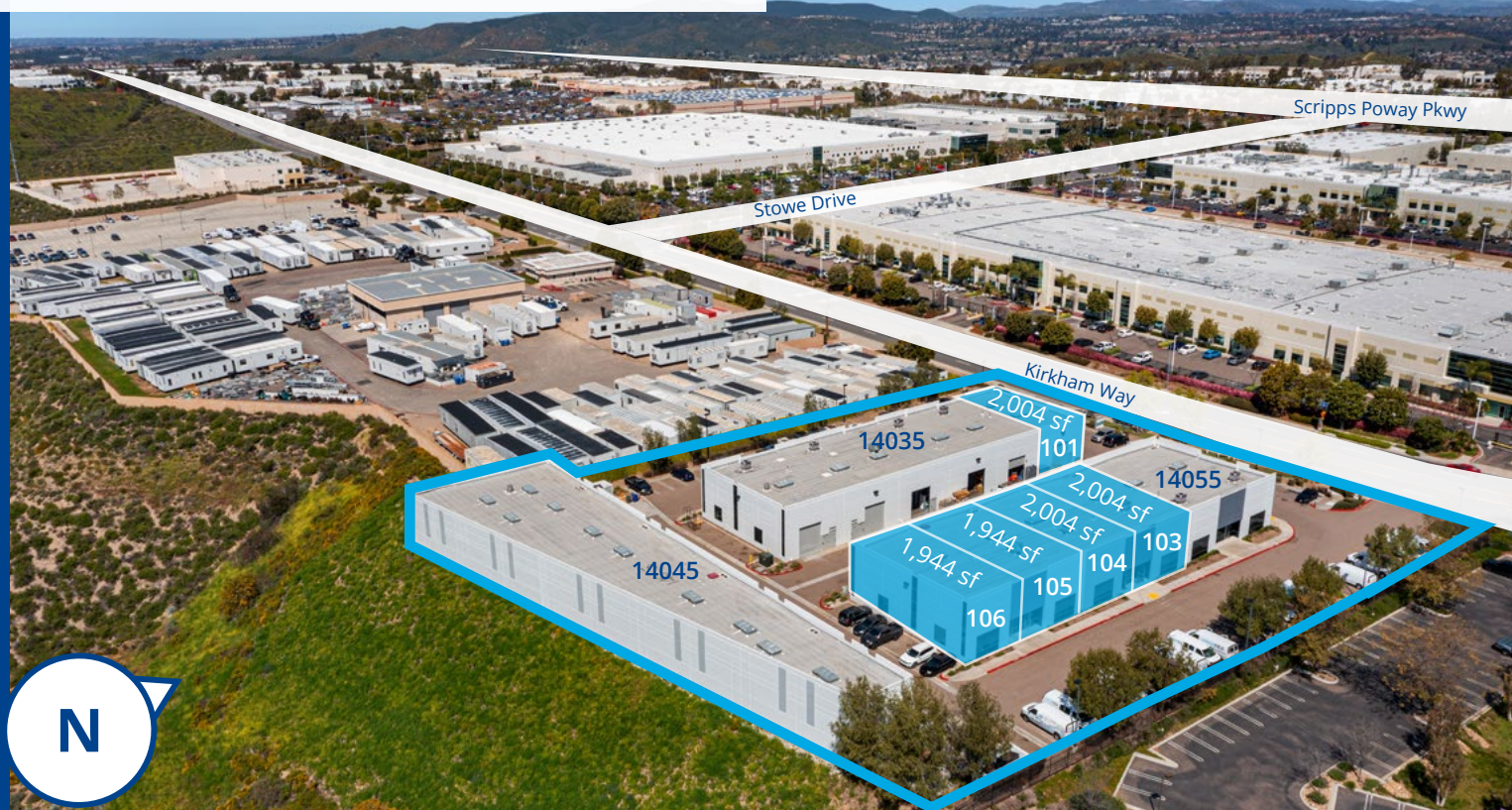


From 1,653 to 7,896 SF
Available



Available
Q3 '23

Highlights



At a Glance

±34,614 sf
Project size

Various
Industrial suites available
from 1,944 to 7,896 sf

Grade level
12' X 14' Loading Doors

18'
Clear height

2/1,000
Parking Ratio

200 Amps each
120/208 3-Phase Power

Private
Restrooms in Suites

LI-S
Zoning

Q3 '23
Availability

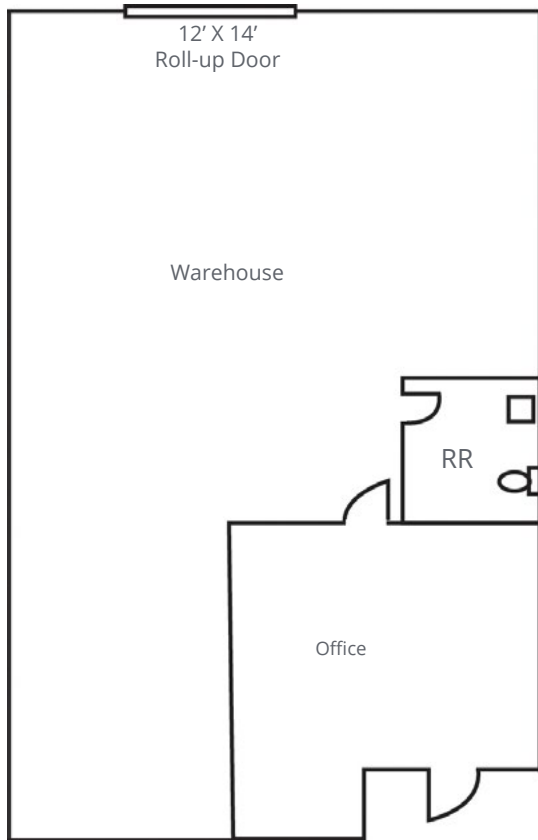
Select Corporate Neighbors and Amenities

- Amazon, General Atomics, Bilstein, Geico, Teledyne, Corovan, Best Buy, Sysco, ChefWorks, Cohu
- Costco, The Home Depot, In-N-Out, Kohl's, Carl's Jr., SDCCU, Hampton Inn & Suites, O'Brien's Boulangerie

Available | For Lease

14035 Kirkham Way

Suite 101 - 2,004 SF
Available 9/1/23



\$1.59/SF_{NNN}

±\$0.35/SF_{NNN's}



Site Plan



Available | Dead Storage For Lease

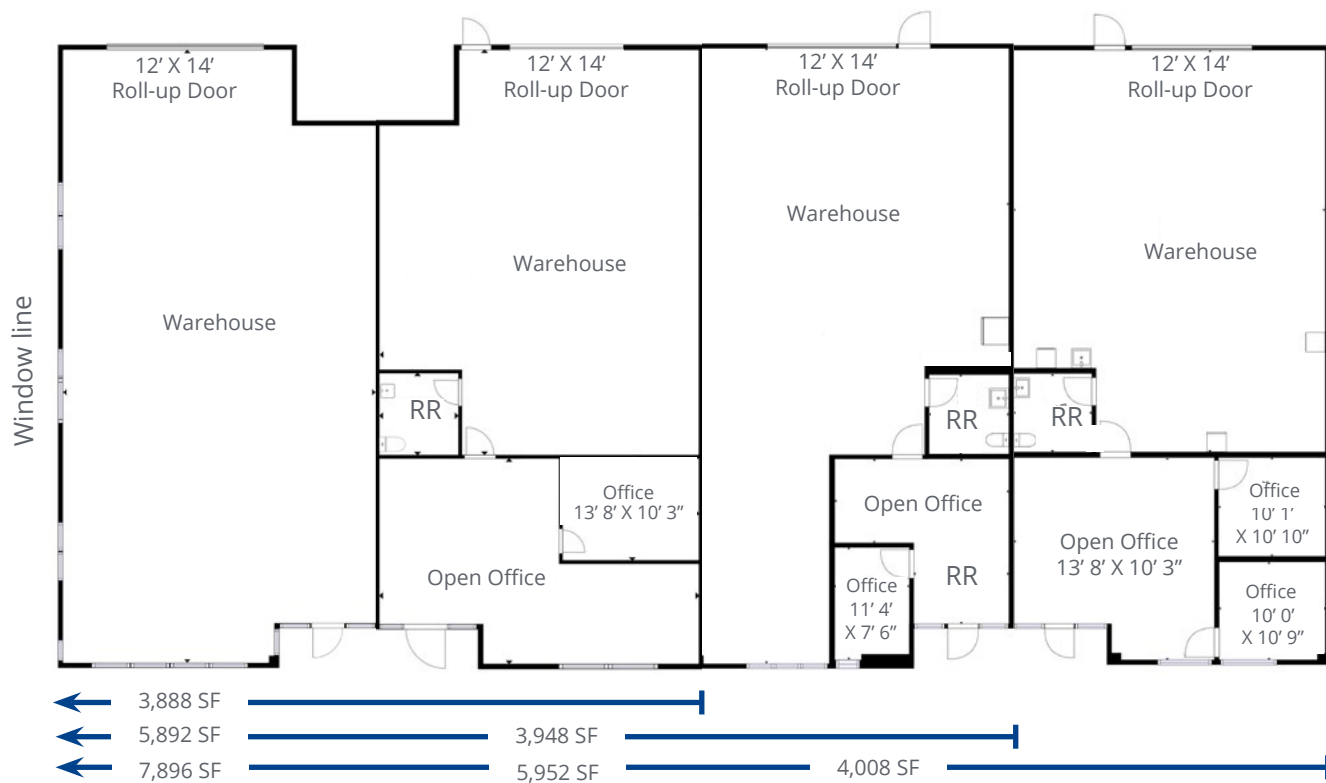
14055 Kirkham Way

Suite 106 - 1,944 SF
Available 10/1/23

Suite 105 - 1,944 SF
30 Days Notice

Suite 104 - 2,004 SF
Available 10/1/23

Suite 103 - 2,004 SF
Available 10/1/23



*All sizes and dimensions are approximate. Actual may vary.

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Site Plan



Kirkham Ridge | Industrial Suites For Lease

Property Gallery

Monument signage



Grade-level loading



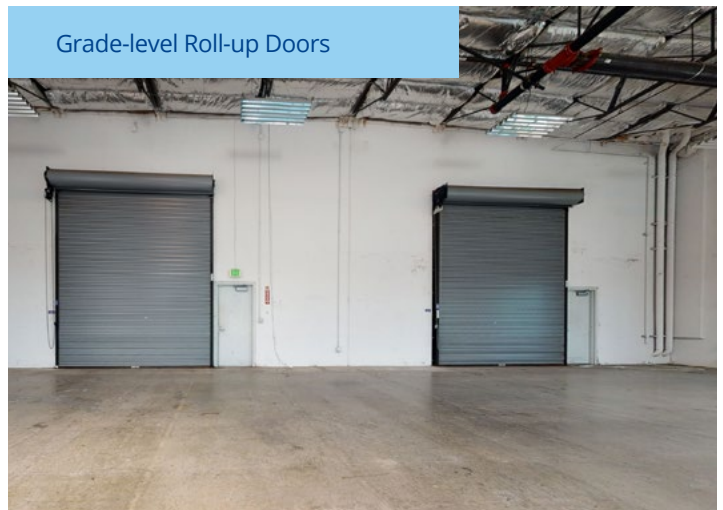
Three-building campus



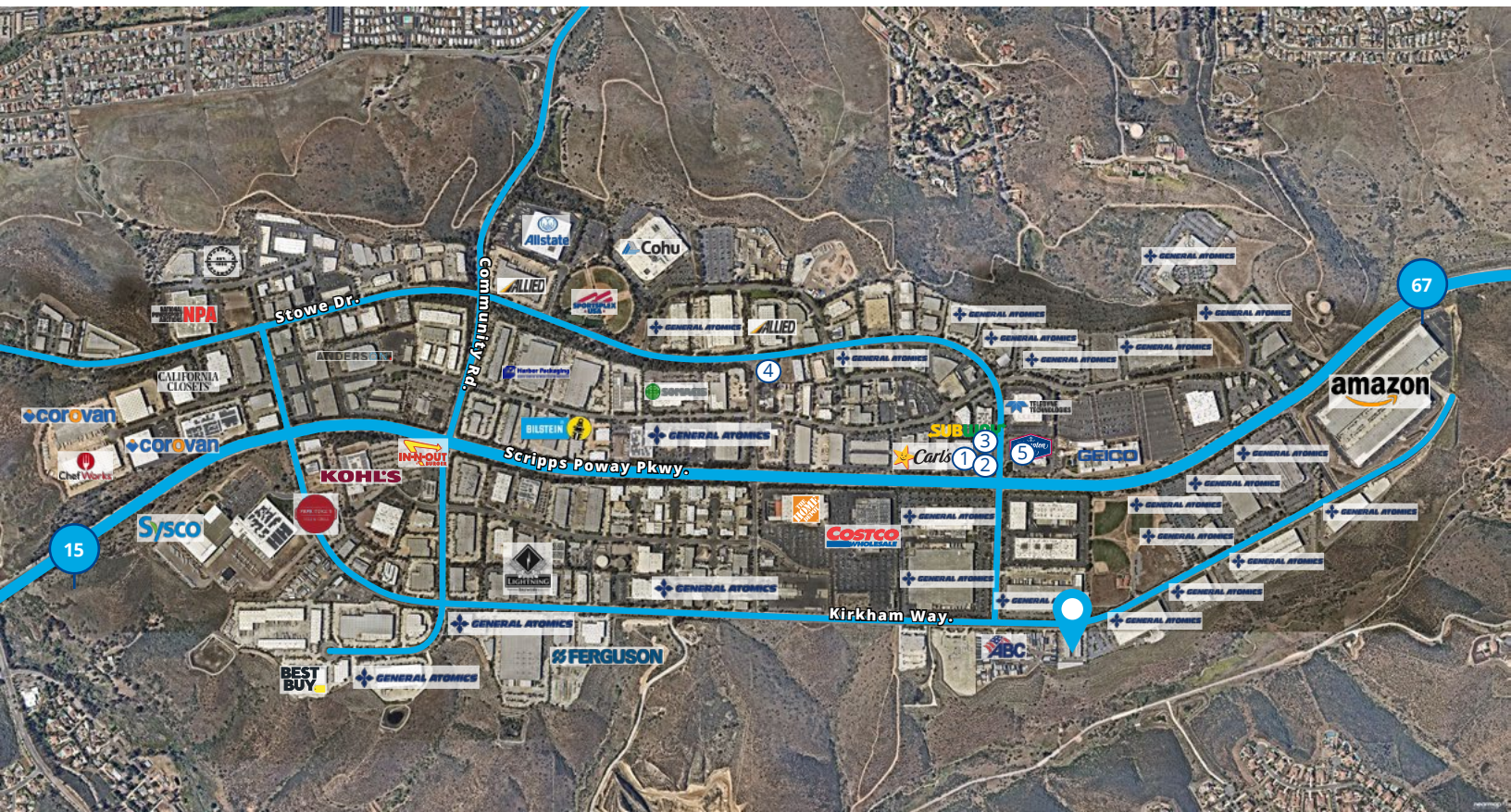
Recently painted, well-maintained



Grade-level Roll-up Doors



Location & Access



Legend and Amenities



Kirkham Ridge Business Park



To Interstate 15



To Highway 67

- ① Carl's Jr.
- ② SDCCU
- ③ Subway, Victor's Cafe, Poke, Pizza, Mexican
- ④ O'Brien's Boulangerie
- ⑤ Hampton Inn & Suites



Contact

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