

An aerial photograph of the Kirkham Ridge Business Park in Poway, California. The image shows three large, white, single-story industrial buildings with flat roofs and multiple skylights. The buildings are arranged in a U-shape around a central parking area. The surrounding landscape includes a residential neighborhood on a hill in the background, a dirt path, and some trees and landscaping in the foreground. The sky is clear and blue.

Colliers

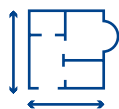
For Lease

Kirkham Ridge Business Park Poway, California

A Three-Building Multi-Tenant
Industrial Park Totaling 34,614 SF



Zoned LI-S
Light Industrial



From 1,427 to 3,888 SF
Available



Available
Now



**GILDRED
COMPANIES**

Highlights



At a Glance

±34,614 sf
Project size

Various
Industrial suites available
from 1,944 to 2,004 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

Immediate
Availability

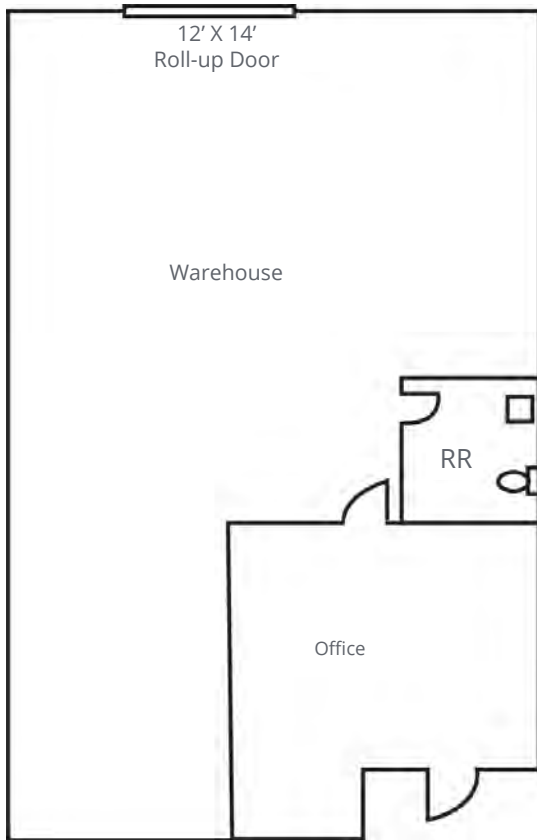
Select Corporate Neighbors and Amenities

- 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 Now



\$1.59/SF_{NNN}

±\$0.38/SF_{NNN's}



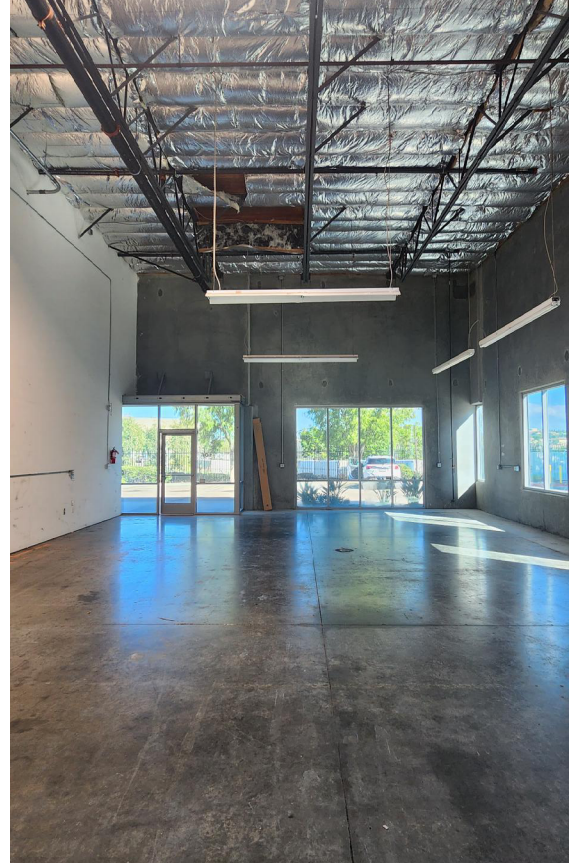
Site Plan



Available | For Lease

14055 Kirkham Way

Suite 106 - 1,944 SF
Available Now



N

Site Plan



Highlights



At a Glance

±34,614 sf
Project size

1,427 sf
Dead storage space available

Grade level
Loading Doors

18'
Clear height

Storage
Load and Unload Only

Sprinklered
Warehouse

Restroom
Shared in Common Area

LI-S
Zoning

Immediate
Availability

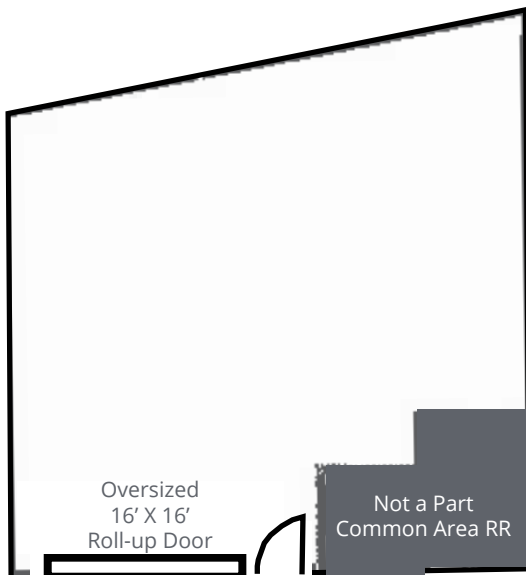
Available | Dead Storage For Lease

14045 Kirkham Way

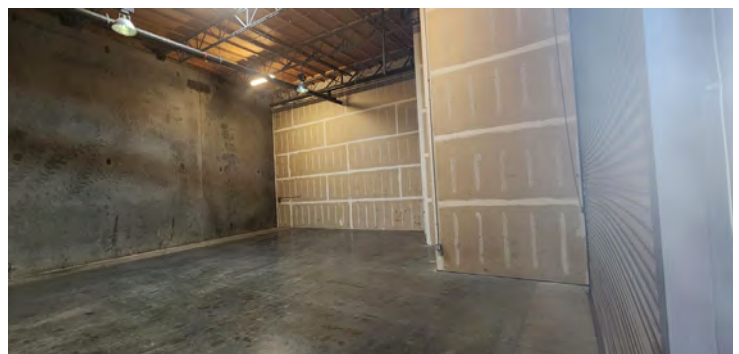
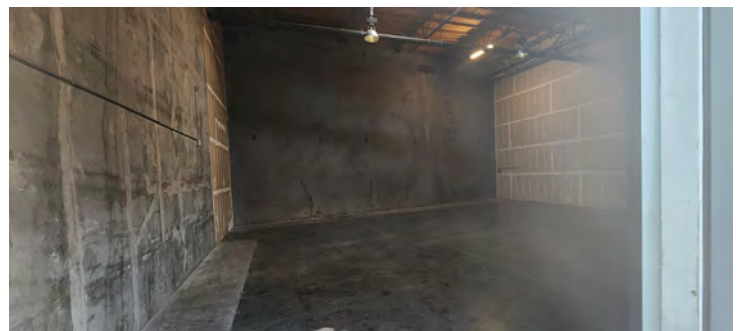
Suite 105 - 1,427 SF
Available Now

\$1.79/SF_{NNN}

±\$0.35/SF_{NNN's*}
*Includes electric (minimal)



Site Plan



Kirkham Ridge | Industrial Suites For Lease

Property Gallery

Monument signage



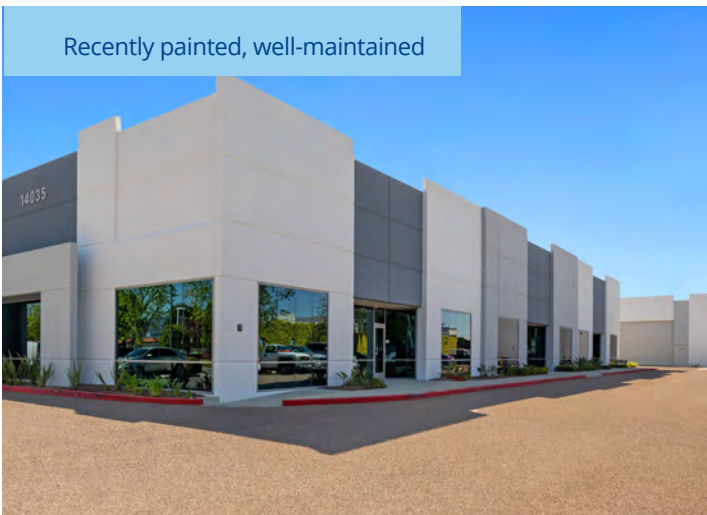
Grade-level loading



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



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