

FOR LEASE > 42,645 SF INDUSTRIAL/FLEX BUILDING (DIVISIBLE)

# 13367 Kirkham Way

Poway, CA 92064



## PROPERTY HIGHLIGHTS

- » Approximately 42,645 SF building divisible to 24,645 SF and 18,000 SF
- » Available 10/1/2015
- » Potential fenced/gated yard - outside storage permitted
- » 2,000 Amps of 277/480 volt, 3-phase power
- » 24' clear height
- » 4 dock-high loading doors
- » 4 oversized grade-level loading doors 3 - 20'x14' door, 1 - 20'x16' door
- » 108 parking spaces
- » Gas service available
- » Lease rate: \$0.98 Net of Operating Expenses PSF/Moth (Expenses estimated at (\$25/SF/Month))

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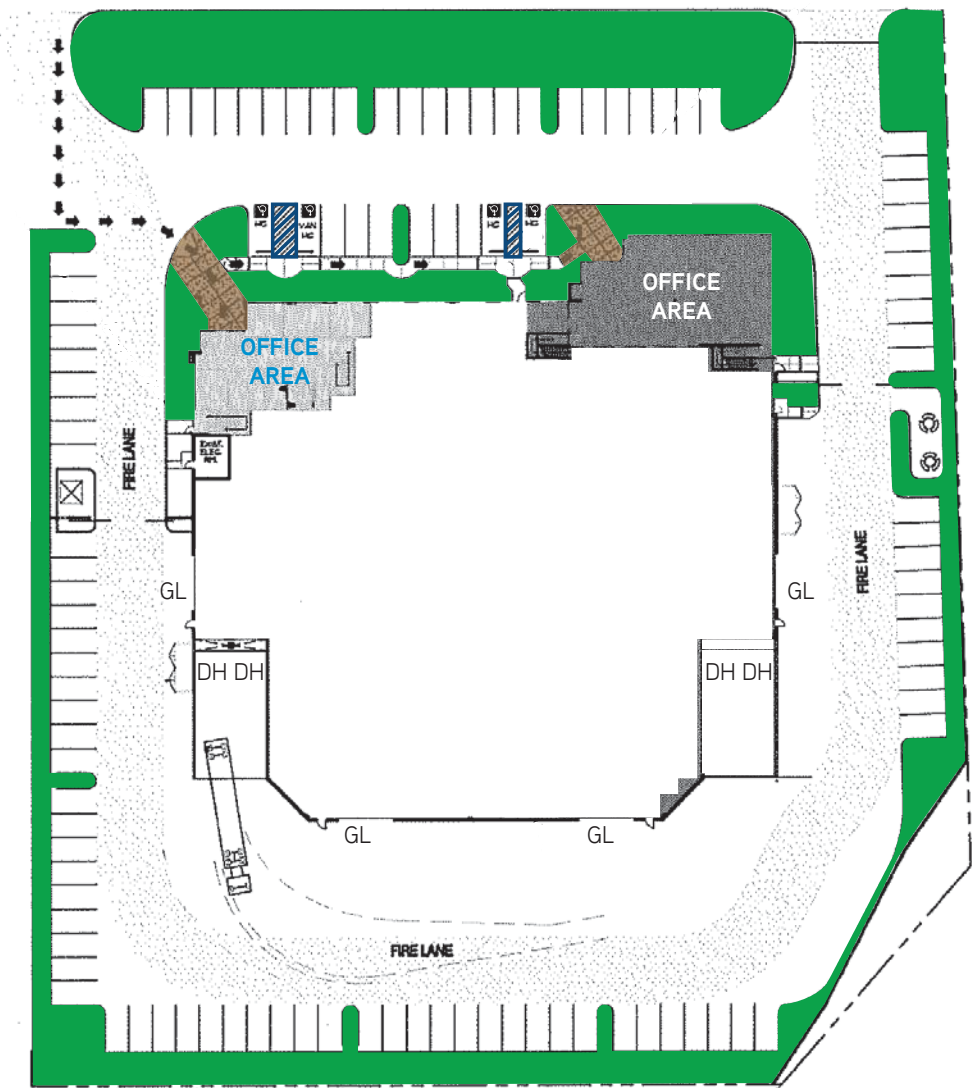
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## SITE PLAN



**DH—Dock-High Loading Door**

**GL—Grade Level Loading Door**

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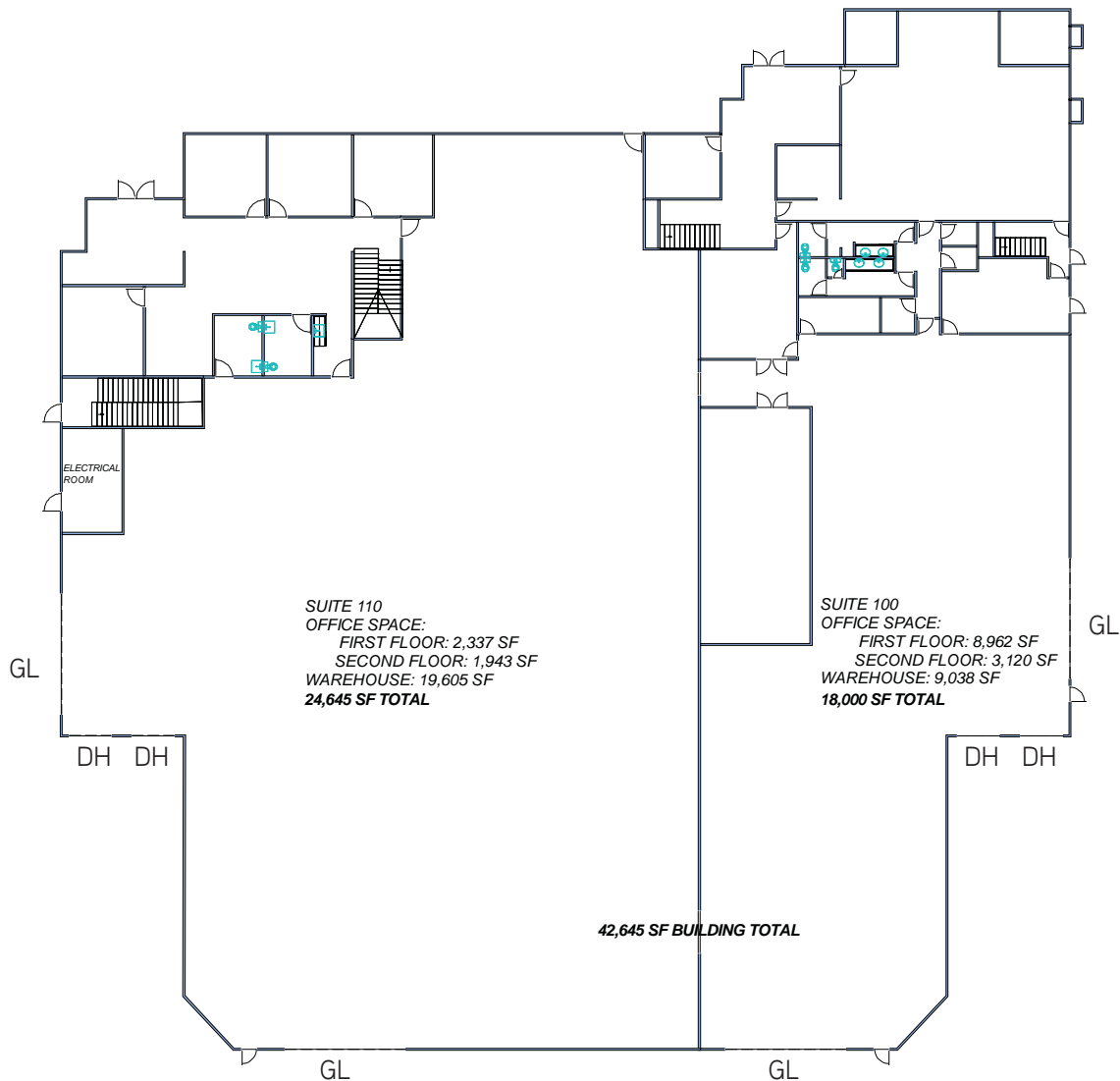
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## FLOOR PLAN



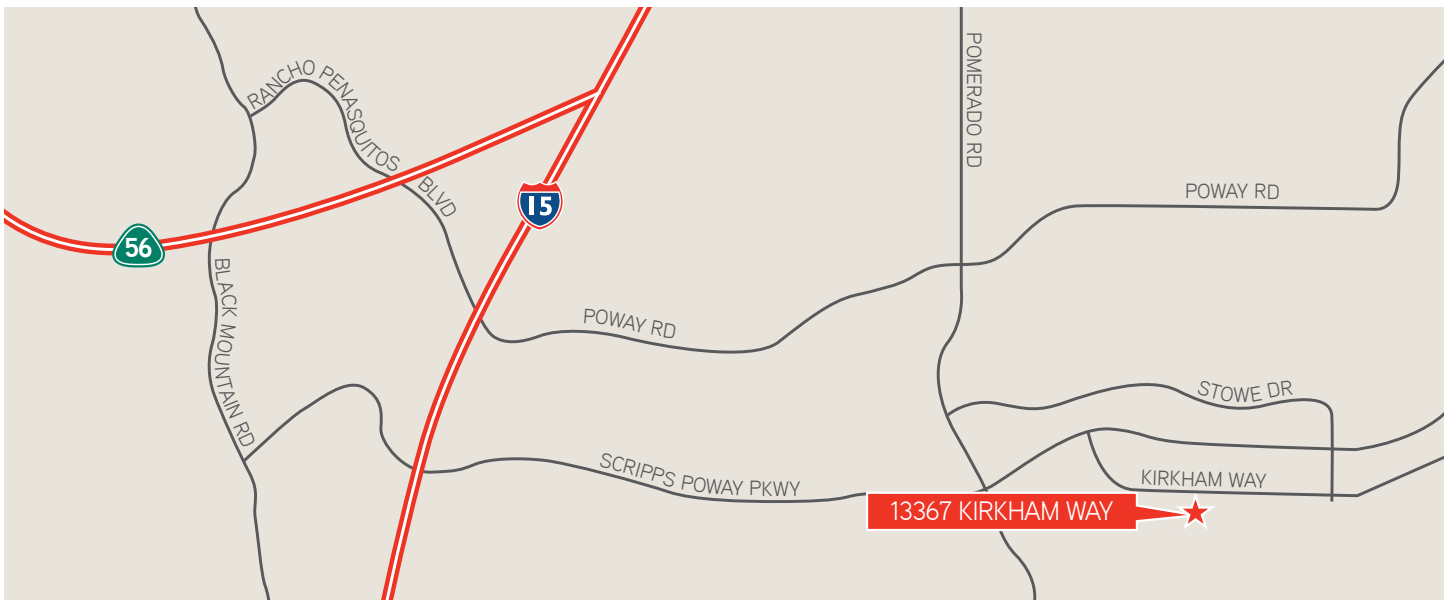
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