

# Poway Tech Center



THE **TECHBILT** COMPANIES

STOWE DR

PKWY CENTER DR

DANIELSON ST

12175  
PAINE  
PLACE

SCRIPPS POWAY PKWY

FLINT PL

PAINE PL

DEARBORN PL

TECH CENTER DR

GREGG ST

KIRKHAM WAY

Warehouse /  
Industrial Building

# 10,089 SF

12175 PAINE PLACE  
Poway, CA

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FOR LEASE

# Property Highlights

POWAY  
TECH CENTER

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\$1.69 PSF/MO

**RENTAL RATE**  
Net of Operating Expenses



\$±0.34 PSF/MO

**EST. OPERATING  
EXPENSES**



30 Days

**AVAILABLE**



12175 Paine Place is a freestanding industrial building consisting of approximately 10,089 SF. This building features glass grade-level roll-up doors and includes one existing restroom and open warehouse space that is partitioned, with one interior roll-up door.

- **Loading:** Two dock-high and two grade-level doors
- **Power:** 600Amps 120/208v (Capacity for up to 2,000 Amps)
- **Clear Height:** 22'
- Parking Spaces: 22
- ESFR sprinklers
- Concrete paving throughout
- LI Zoning - City of Poway
- Located on a cul-de-sac near Scripps Poway Parkway



# 12175 Paine Place *(as-built floorplan)*

POWAY  
TECH CENTER

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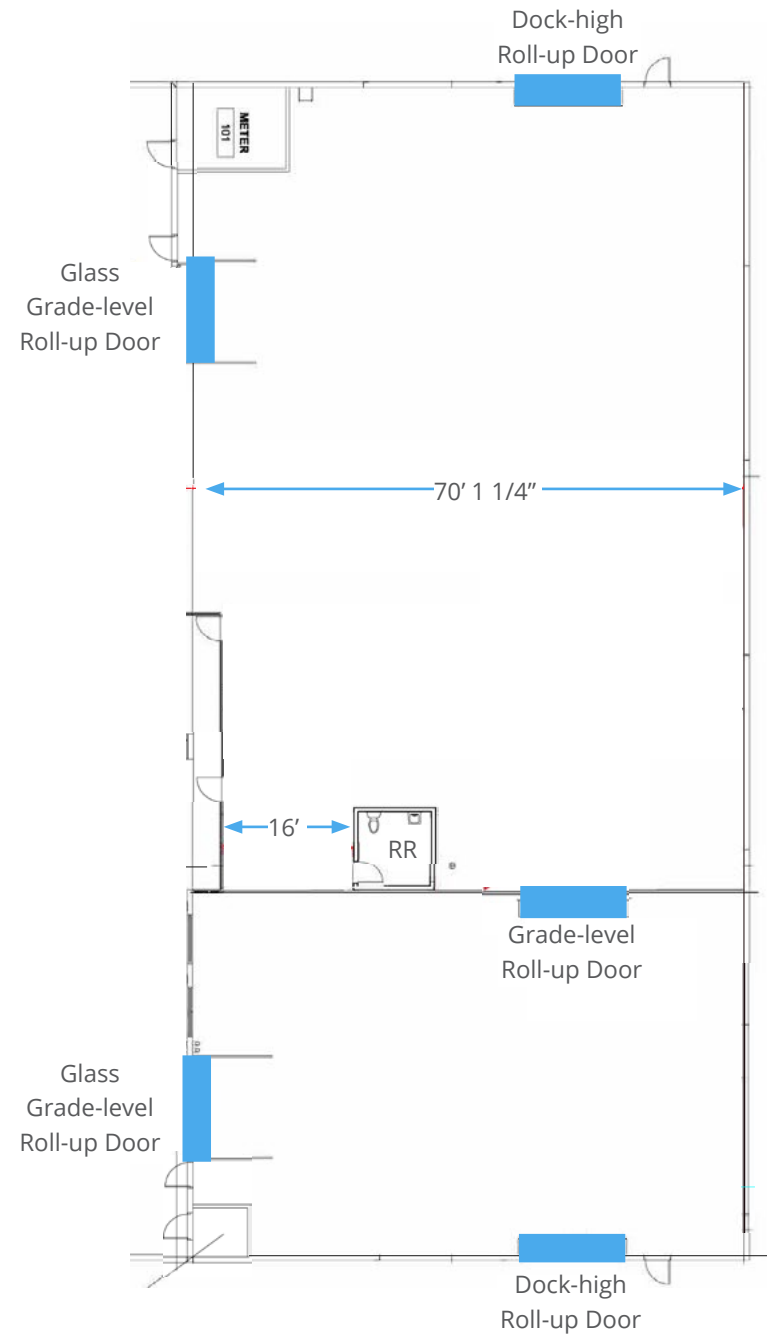
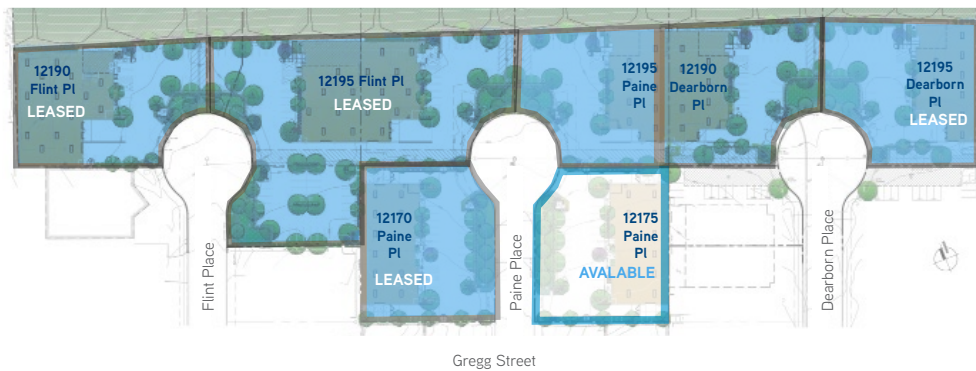


10,089  
SF



\$1.69  
PSF

PROJECT SITE PLAN



FOR LEASE

# Property Photos



# The 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.

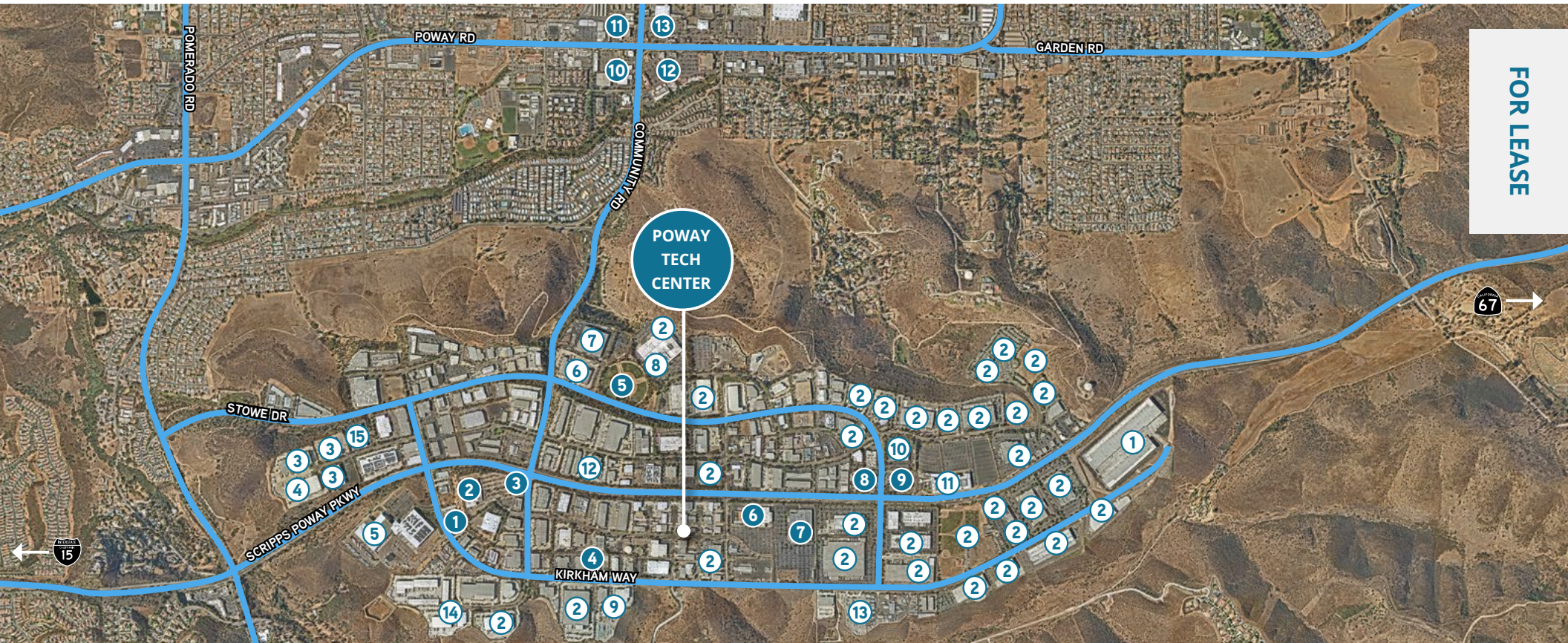
**The Poway Business Park Association (PBPA)** is a vibrant business association of nearly 500 businesses employing **±18,000 employees**, offering owners and tenants a high-quality infrastructure and numerous amenities.

## POWAY

Poway is a thriving city that is 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 provide less traffic congestion.



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



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## CONTACT

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