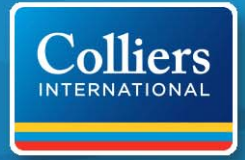


FOR LEASE > INDUSTRIAL / DEAD STORAGE

Poway Corporate Center



11870 COMMUNITY ROAD, SUITES 210B - 215, POWAY, CA 92064



The Building

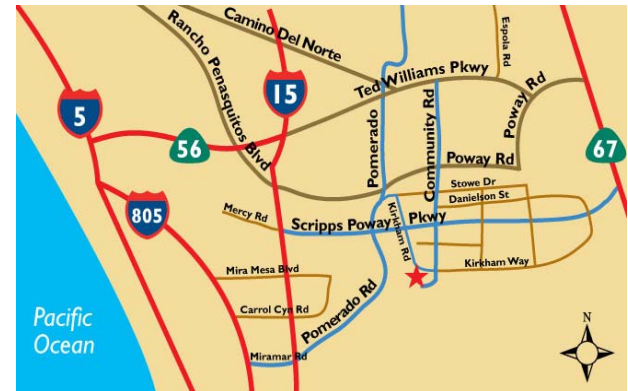
- > Approximately 9,667 SF
- > Four (4) dock-high and two (2) grade-level loading doors
- > 28' clear height
- > Concrete parking, driveways, and loading areas
- > ESFR sprinklered

The Property

- > Zoned IP - City of Poway
- > Concrete paving throughout
- > Part of a 145,685 SF industrial/warehouse project

Access

- > Located at the end of Community Road on a private cul-de-sac
- > Exceptional visibility to Community Road
- > Easy access to I-15 via Scripps Poway Parkway and Poway Road and to Highway 67 via Scripps Poway Parkway



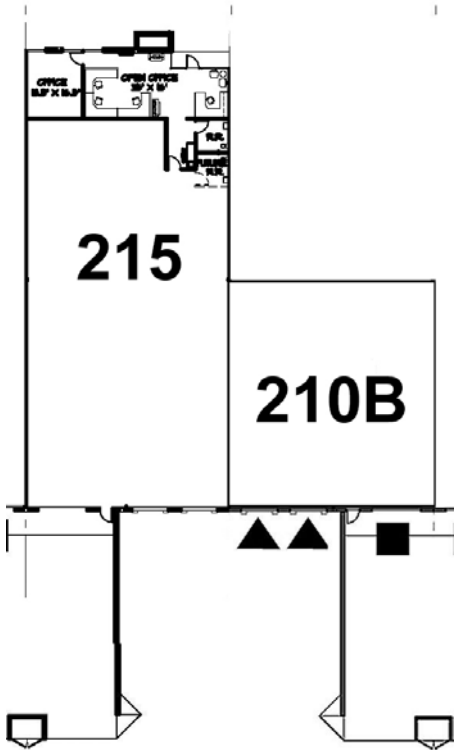
LEASE RATE: NEGOTIABLE

Operating expenses estimated at \$0.23/SF month

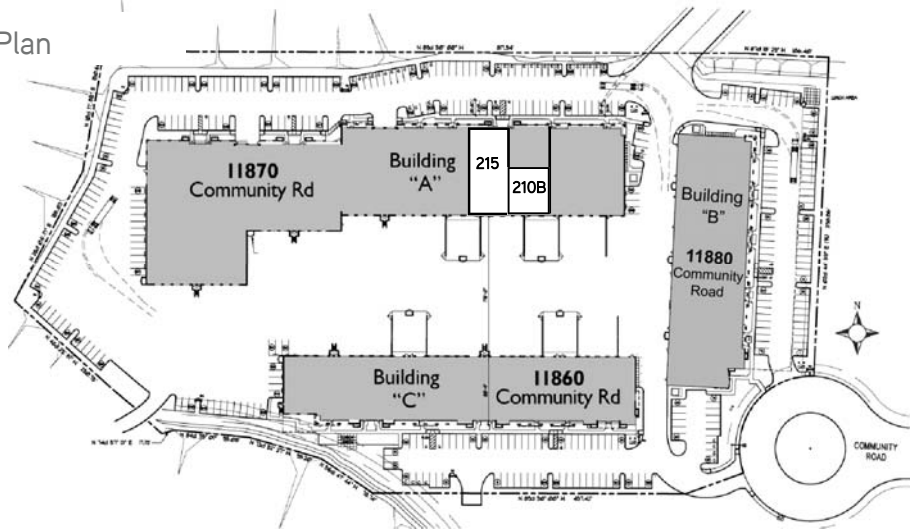
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11870 Community Road, Suites 210B - 215 > Floor Plan



Site Plan



- 12' x 14' Grade Level Loading Door
- ▲ 9' x 9' Dock-High Loading Door

AVAILABILITY						
Suite #	Sq. Ft.	Columns	Loading	Power	Build-Out	Rental Rate
210B - 215	9,667	50' x 56'	2 - 12' x 14' Grade Level, 4 - 9' x 9' Dock-High Doors	400 Amps of 277/480 Volts Expandable	Approx. 933 SF: reception, 1 office, open office area, 1 R/R	Negotiable Operating expenses estimated at \$0.23/SF/Month

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