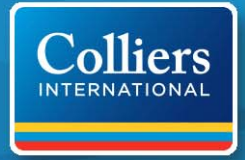


FOR LEASE > INDUSTRIAL / DEAD STORAGE



# Poway Corporate Center

11870 COMMUNITY ROAD, SUITE 210B, POWAY, CA 92064



## The Building

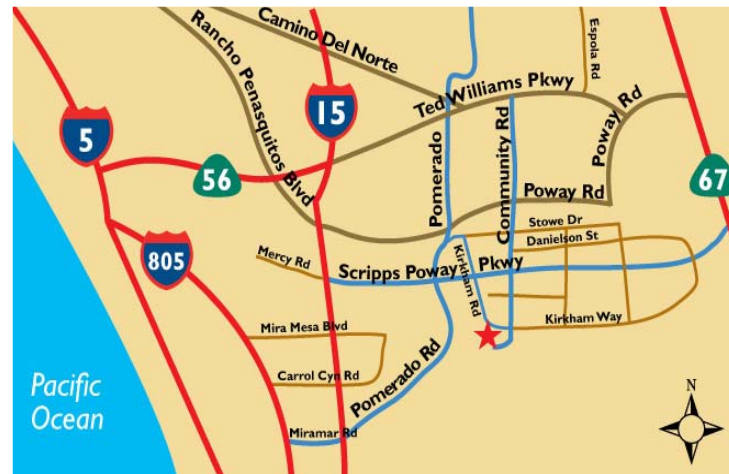
- > Approximately 4,000 SF
- > One (1) 12' x 14' grade-level door, two (2) dock-high doors
- > 28' clear height
- > Concrete parking, driveways, and loading areas
- > Eight (8) parking spaces
- > ESFR sprinklered

## 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: NEGOTIALBLE

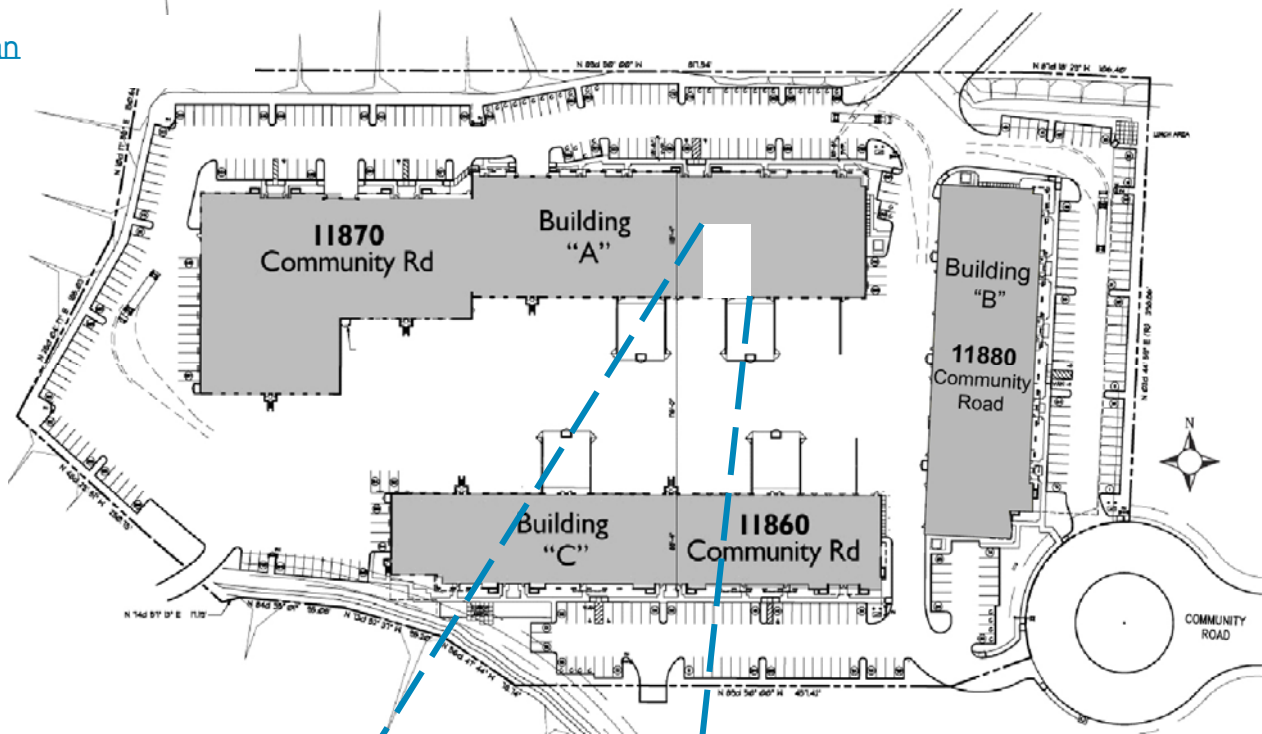
Operating expenses estimated at \$0.23/SF month

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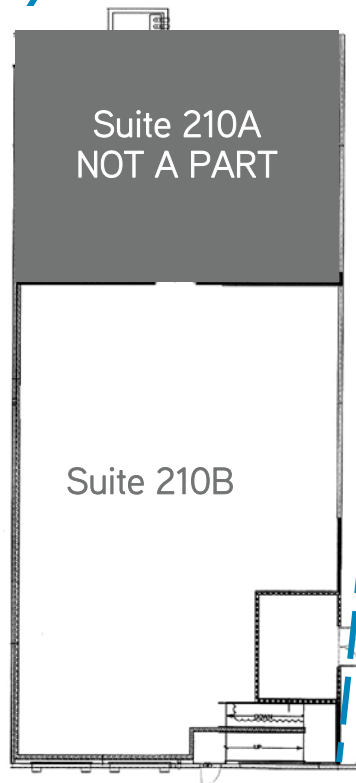
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# 11870 Community Road, Suite 210B > Floor Plan

## Site Plan



## Floor Plan - Approximately 4,000 SF



## Contact Us

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