

FOR LEASE > INDUSTRIAL SUITE

Poway Corporate Center



11870 COMMUNITY ROAD, SUITE 225, POWAY, CA 92064



The Building

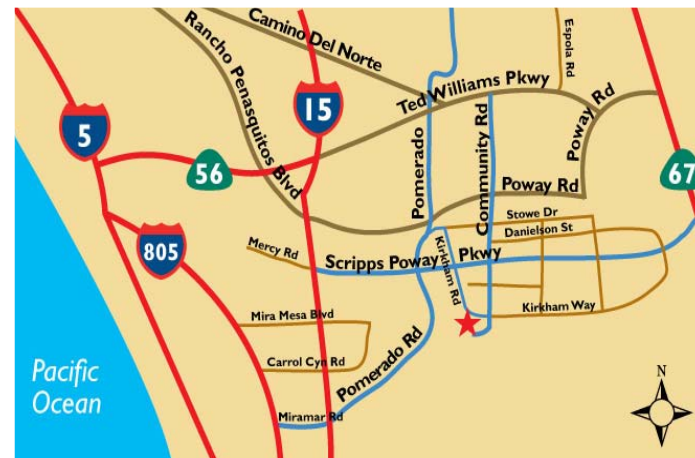
- > Approximately 5,667 SF
- > Minimum 28' clear height
- > ESFR sprinklers
- > 50' x 56' column spacing
- > (2) Dock-high and (1) grade-level loading door

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



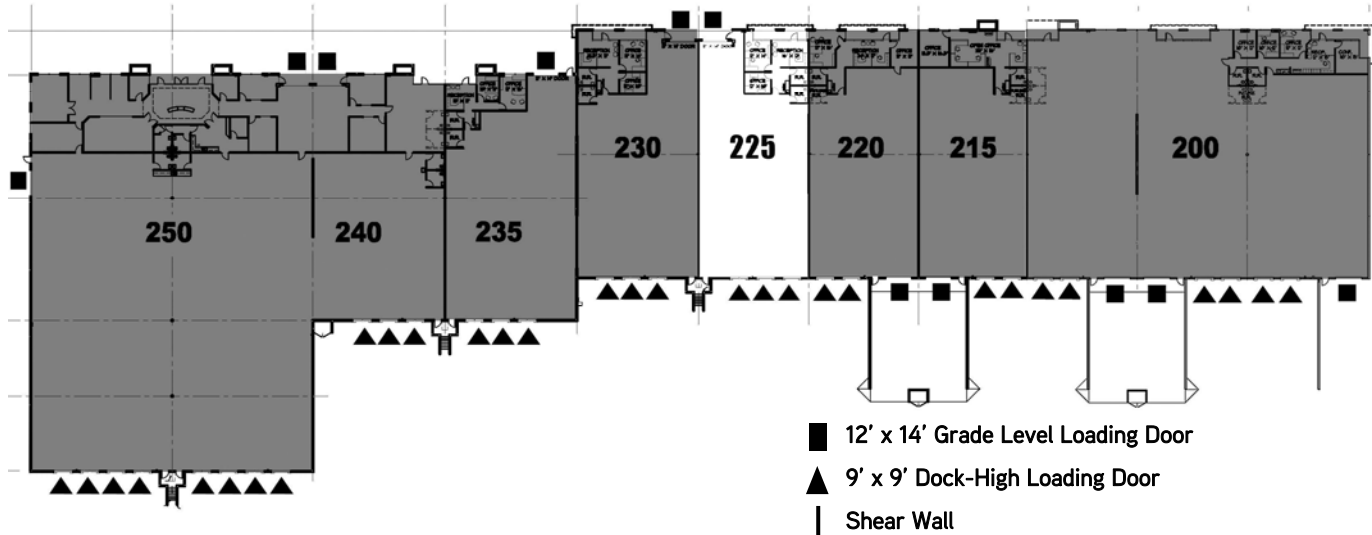
LEASE RATE: NEGOTIABLE

Operating expenses estimated at \$0.23/SF month

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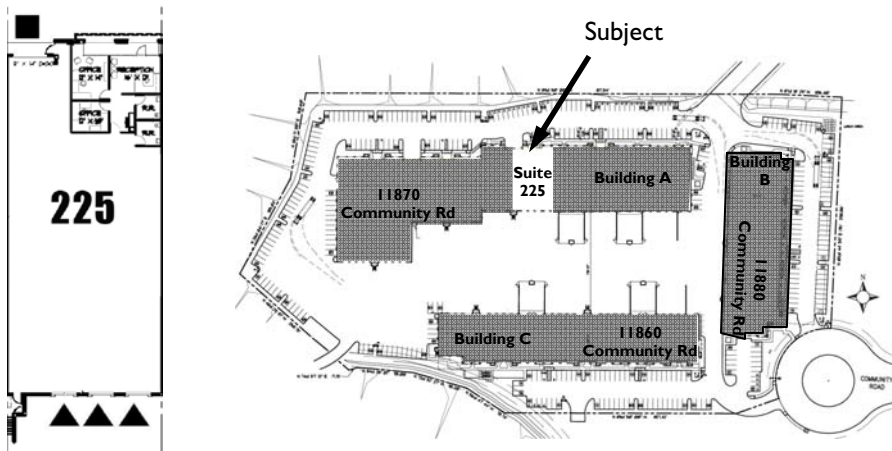
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11870 Community Road, Suites 225 > Floor Plan



AVAILABILITY						
Suite #	Sq. Ft.	Columns	Loading	Power	Build-Out	Rental Rate
225	5,667	50' x 56'	1 - 12' x 14' Grade Level, 3 - 9' x 9' Dock-High Doors	200 Amps of 277/480 Volts	Approx. 933 SF: reception, 2 offices, 2 R/R	Negotiable

FLOOR PLAN



Contact Us

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