

FOR LEASE > INDUSTRIAL / WAREHOUSE SUITE

Poway Corporate Center



11880 COMMUNITY ROAD, SUITE 350 - 360, POWAY, CA 92064



The Building

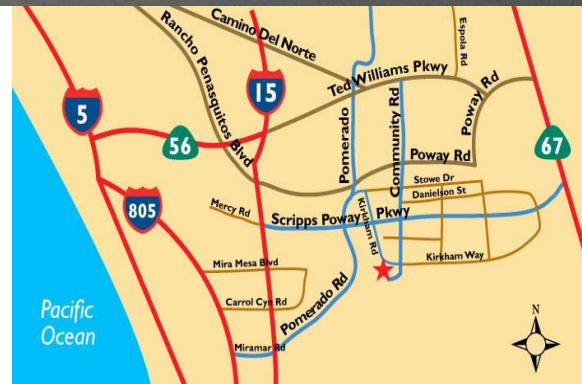
- > Approximately 6,230 SF (Approximately 50% improved)
- > Includes approximately 3,040 SF of office improvements
- > Two (2) 12' x 14' grade-level doors
- > 22' clear height
- > 3/1,000 parking ratio
- > Abundant glass line
- > Gas service to the building
- > Part of a 145,685 SF industrial/warehouse project
- > No Mello-Roos bonds

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

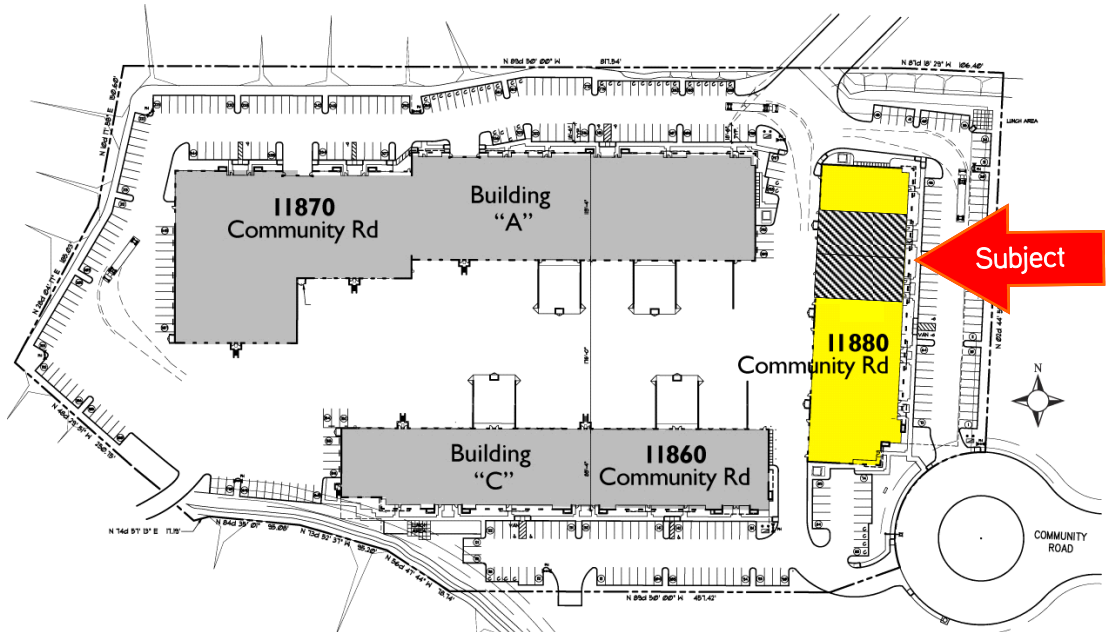
Operating expenses estimated at \$0.23/SF month

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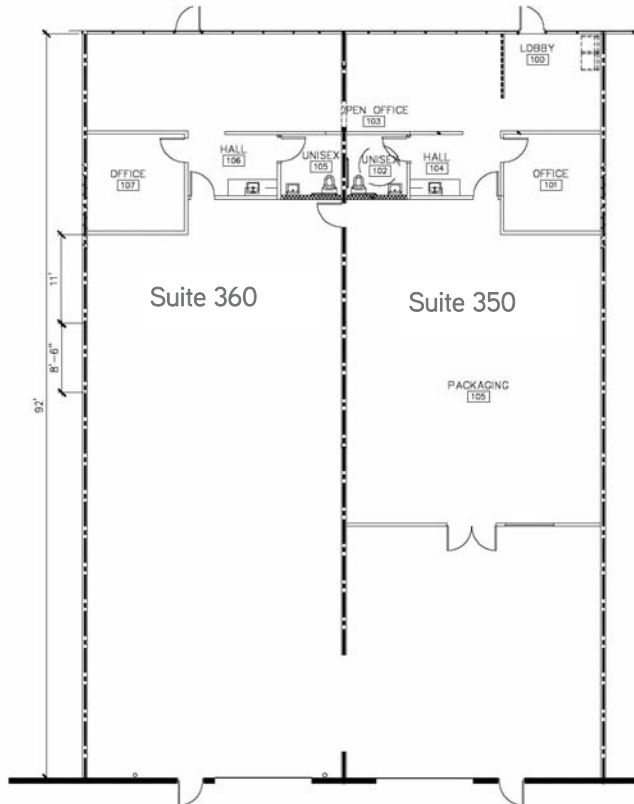
COLLIERS INTERNATIONAL
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11880 Community Road, Suites 350 - 360 > Floor Plan

SITE PLAN



FLOOR PLAN



Contact Us

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