

POWAY BUSINESS PARK

12625 - 12675

DANIELSON COURT

70,165 SF

FOUR-BUILDING MULTI-TENANT INDUSTRIAL PARK



FOR LEASE | POWAY, CA



# Project Highlights

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**\$1.49 PSF/MO**  
RENTAL RATE:  
NET OF OPERATING  
EXPENSES



**\$0.35 PSF/MO**  
EST. OPERATING  
EXPENSES



**SEE FLOOR PLANS**  
FOR AVAILABILITY

# Project Features

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## THE PROPERTY

- Poway Business Park is a four-building multi-tenant industrial park totaling 70,165 SF with frontage & visibility from Scripps Poway Parkway
- Zoned IP - City of Poway: Delivery businesses, custom/light manufacturers, engineering companies, consultants, research and development, light wholesale storage/distribution
- Close to Costco, Kohl's, Home Depot, and In-N-Out Burger

## ACCESS

- Central San Diego County location
- Easy access to Highway 67 via Scripps Poway Pkwy & I-15 via Scripps Poway Pkwy and Poway Rd

## THE OWNERSHIP

- Professionally owned and managed by Whitaker Facilities Corporation
- Long-term ownership with extensive local portfolio, stable Operating Expenses, and highly responsive property management
- With approximately, 1,000,000 SF in their Poway portfolio, tenants have the opportunity to right-size as needed



# Project Details

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This highly visible four-building multi-tenant industrial project developed by Whitaker Facilities is conveniently located in close proximity to The Home Depot and Costco, offering excellent exposure. With a variety of different suite sizes, this project can accommodate businesses of all sizes, contiguous spaces allow for seamless expansion making Poway Business Park an ideal location for business growth and innovation.

- **LOADING:** (12' X 14') Grade Level Loading Doors
- **POWER:** Minimum 100 Amps 277/480 (Varies by Suite)
- **ZONING:** IP - City of Poway
- **PARKING:** 3.8/1,000 SF
- **CLEAR HEIGHT:** Minimum 18'
- **SPRINKLERED**
- Walking distance to In-N-Out Burger and near assorted retail

# Floor Plan Layout

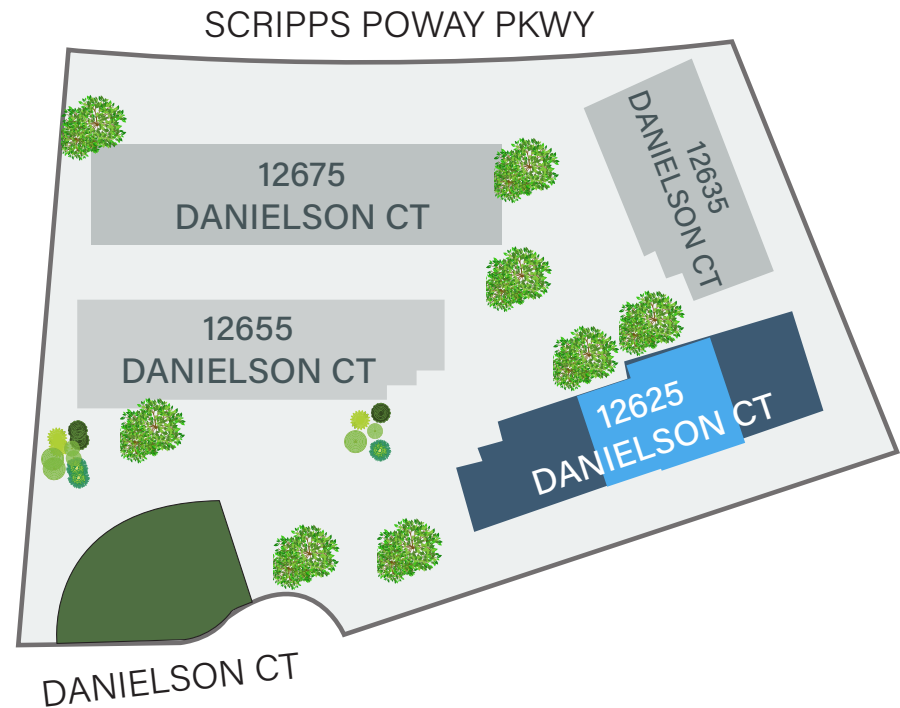
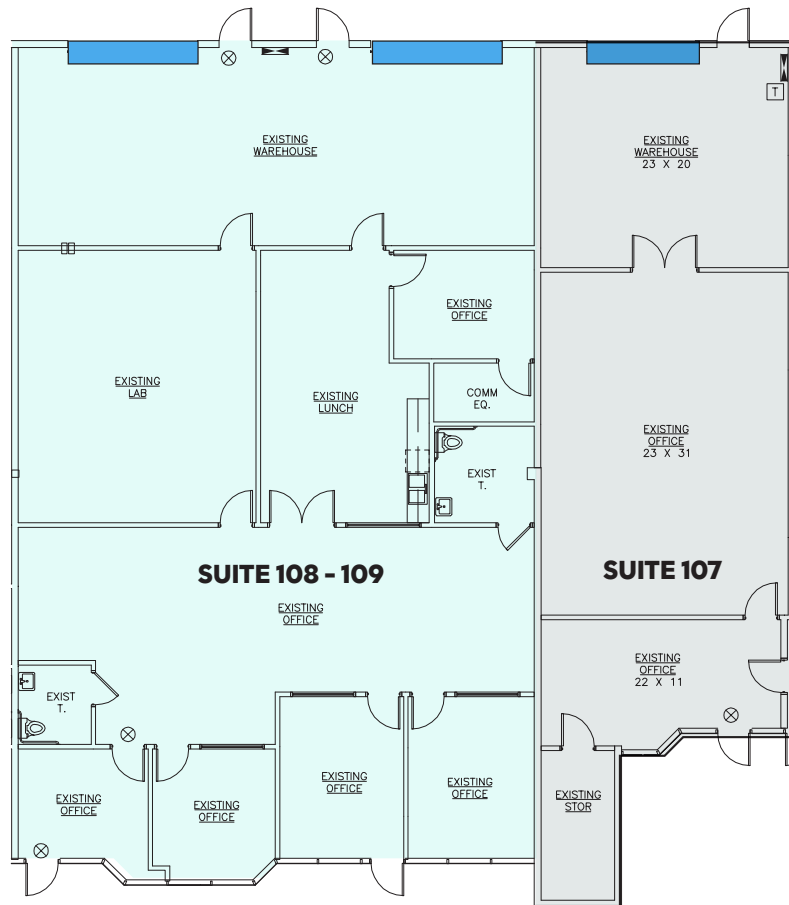
12625 DANIELSON COURT | SUITE 107 - 109

AVAILABLE SEPTEMBER 1, 2026  
AS BUILT LAYOUT



**Suite 107: 1,716**  
**Suites 108-109: 3,836**  
Up to 5,552 SF  
of contiguous  
space available

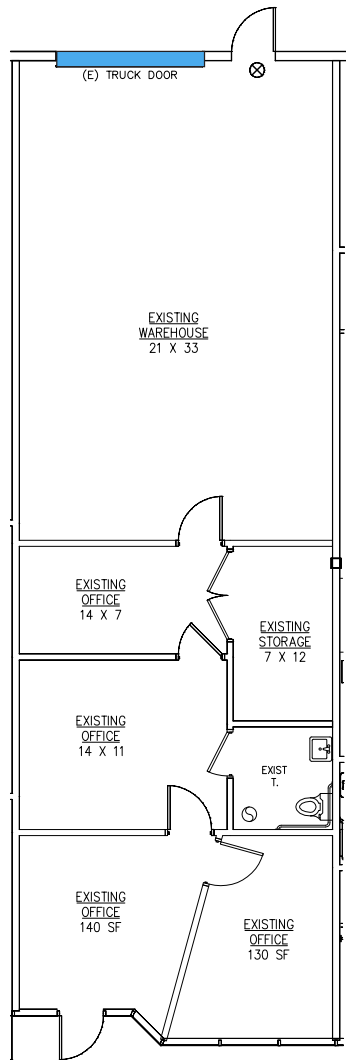
**\$1.49 PSF/MO**  
Rental  
Rate



Floor plan provided for general reference only, and may not be to scale.

# Floor Plan Layout

12675 DANIELSON COURT | SUITE 403



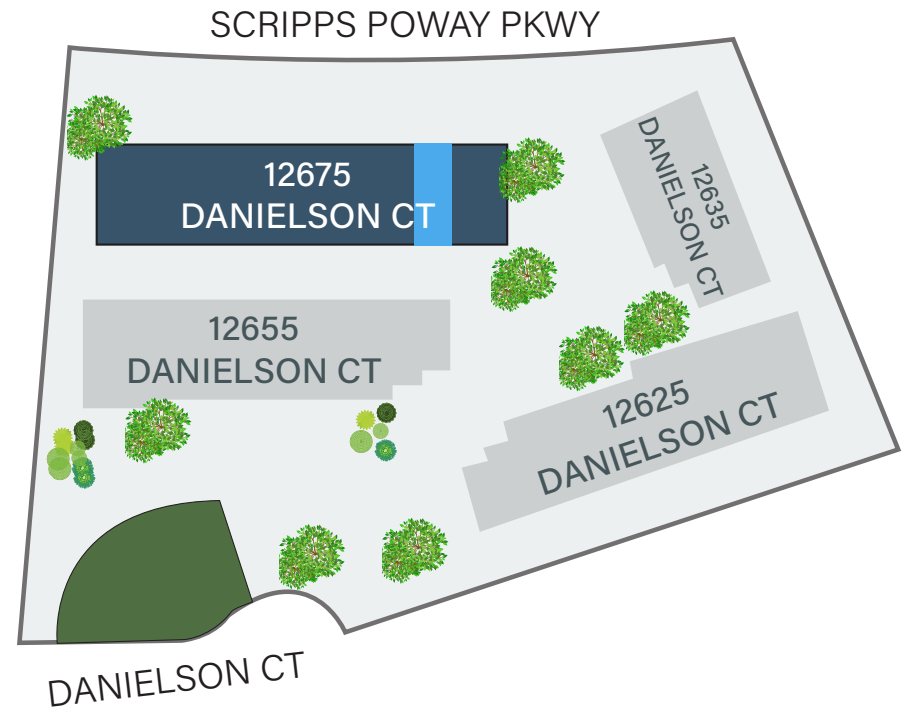
## AS BUILT LAYOUT



**1,540**  
Square  
Footage

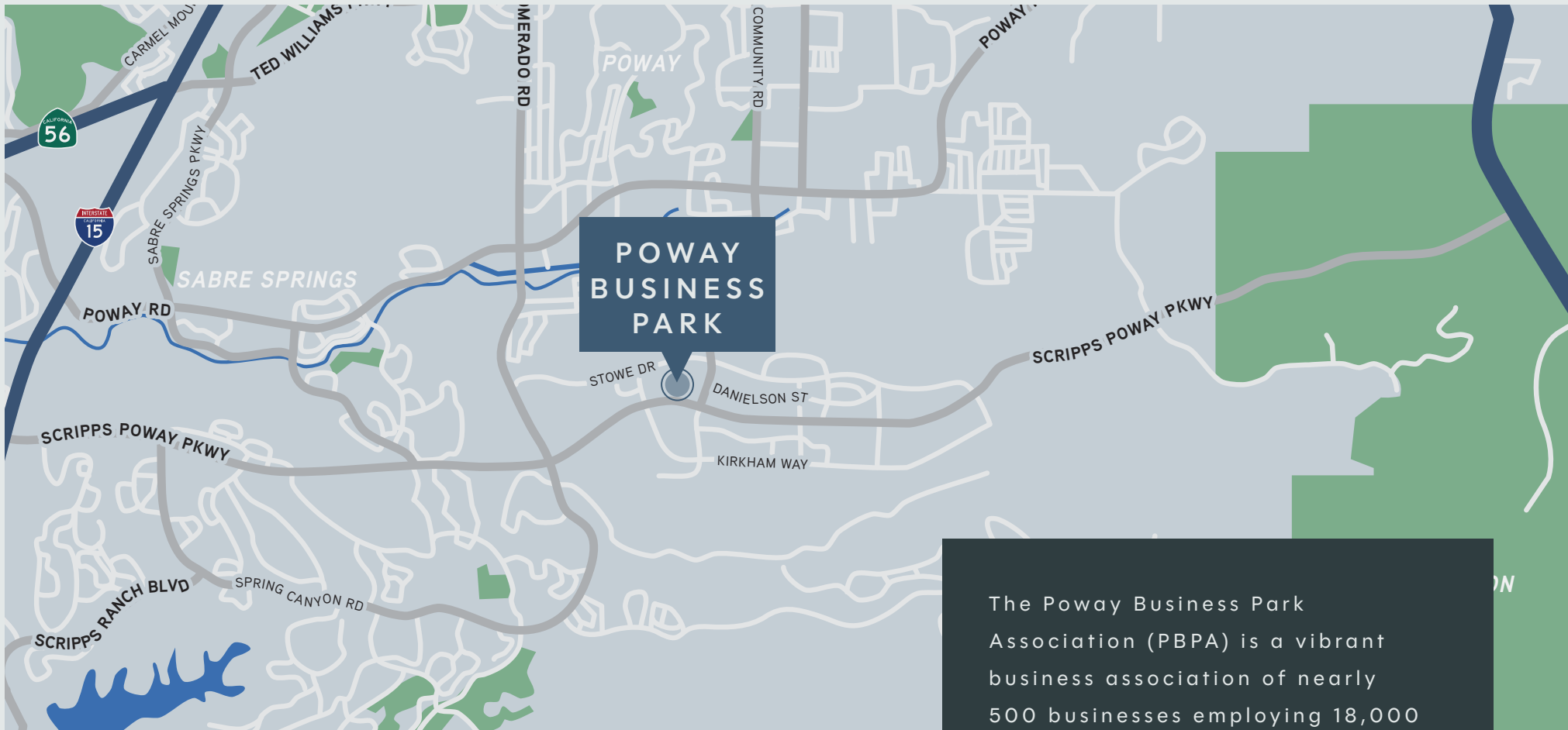


**\$1.49 PSF/MO**  
Rental  
Rate



 12' X 14' GRADE LEVEL DOOR(S)

Floor plan provided for general reference only, and may not be to scale.



# The Location

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## POWAY

Poway is a thriving city that has 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.

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

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.

# Neighbors & Amenities

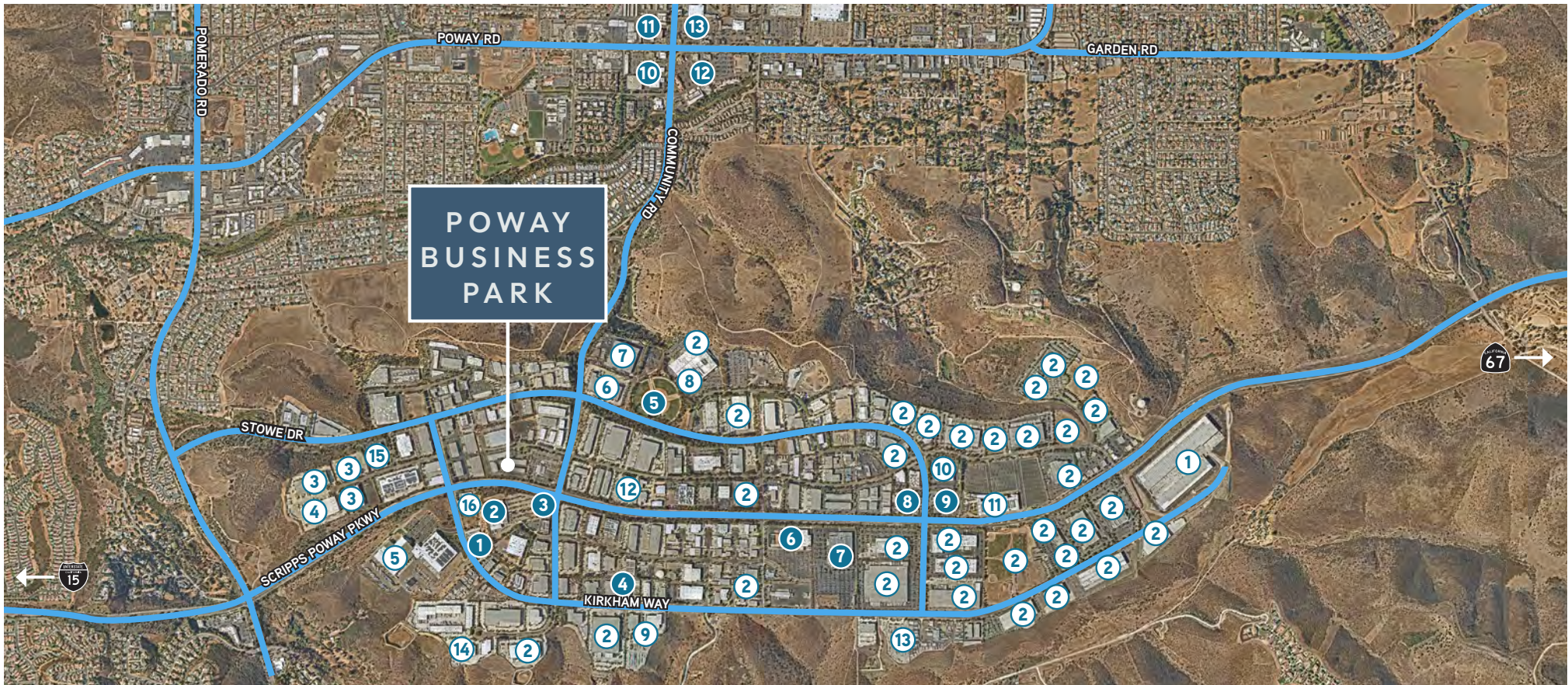
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## BUSINESSES

- |                   |             |                      |
|-------------------|-------------|----------------------|
| ① Amazon          | ⑦ Allstate  | ⑬ ABC                |
| ② General Atomics | ⑧ Cohu, Inc | ⑭ Best Buy           |
| ③ Corovan         | ⑨ Ferguson  | ⑮ California Closets |
| ④ ChefWorks       | ⑩ Teledyne  | ⑯ NAPA Auto Parts    |
| ⑤ Sysco           | ⑪ Geico     |                      |
| ⑥ Allied          | ⑫ Bilstein  |                      |

## AMENITIES

- |                    |  |  |
|--------------------|--|--|
| ① Papa Duke's Deli | ⑦ Costco   | ⑪ Walgreens, Wingstop, Poway's Irish Pub, Bongiorno's  |
| ② Kohl's           | ⑧ Carl's Jr / Subway   | ⑫ Starbucks, Chipotle, Stater Bros, Kai Sushi, AMC Dine-in   |
| ③ In N Out         | ⑨ Hampton Inn  | ⑬ Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprouts, McDonald's |
| ④ Lighting Brewery | ⑩ Grocery Outlet, Little Caesars, Five Guys, Auto Zone, Mainstream Bar & Grill |  |
| ⑤ Sportsplex USA   |  |  |
| ⑥ Home Depot       |  |  |





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CBRE

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