

# POWAY TECH CENTER

# 10,089 SF

FREESTANDING INDUSTRIAL BUILDING  
WITH 2 DOCKS AND 2 GRADE-LEVEL DOORS



# CBRE

FOR LEASE | 12170 PAINE PLACE, POWAY, CA



# Property Highlights

POWAY TECH CENTER



**\$1.85 PSF/MO**  
RENTAL RATE  
NET OF OPERATING  
EXPENSES



**±\$ .43 PSF/MO**  
EST. OPERATING  
EXPENSES



**APRIL 1, 2026**  
AVAILABLE

# Property Features

12170 PAINE PLACE

## THE PROPERTY

- Recently developed freestanding industrial building with modern design, with min 22' clear height, 2 dock wells, 2 glass grade-level overhead doors, and 22 parking spaces
- Flexibility for various operations, such as, storage/distribution, light industrial/manufacturing, or production and assembly

## ACCESS

- Central San Diego County location
- Right off Scripps Poway Parkway
- Easy access to Highway 67 via Scripps Poway Parkway and to I-15 via Scripps Poway Parkway and Poway Road

## THE OWNERSHIP

- Since 1958, The Techbilt Companies has built a legacy of outstanding work performed with professionalism and integrity
- Ownership maintains commitment to both quality and affordability, with accountability to clients, not stockholders
- Hands-on, responsive property management in close proximity
- With just under 500,000 SF in their Poway portfolio, tenants have the opportunity to right-size as needed



# Property Details

POWAY TECH CENTER

12170 Paine Place is a freestanding industrial building within the Poway Tech Center, recently developed by the Techbilt Companies. It is conveniently located on a cul-de-sac, and is close to Scripps Poway Parkway, Costco and The Home Depot. This building is ideal for storage, production, fabrication, manufacturing, assembly, and packaging uses with 22 dedicated parking spaces.

- **TOTAL SIZE:** 10,089 SF
- **CLEAR HEIGHT:** Minimum 22'
- **LOADING:** 2 glass grade-level overhead doors and 2 dock platforms
- **PARKING:** 2.2/1,000, 22 Spaces
- **POWER:** Up to 2,000 Amps 120/208V 3-Phase
- **SPRINKERS:** ESFR
- **15% IMPROVED AREA FEATURES:**
  - Approximately 1,500 SF, includes reception area, two private offices, an open office area, a conference room, and a kitchenette
- Concrete paving throughout
- LI Zoning - City of Poway

# Floor Plan Layout

POWAY TECH CENTER

## FLOOR PLAN

### AS-BUILT FLOORPLAN

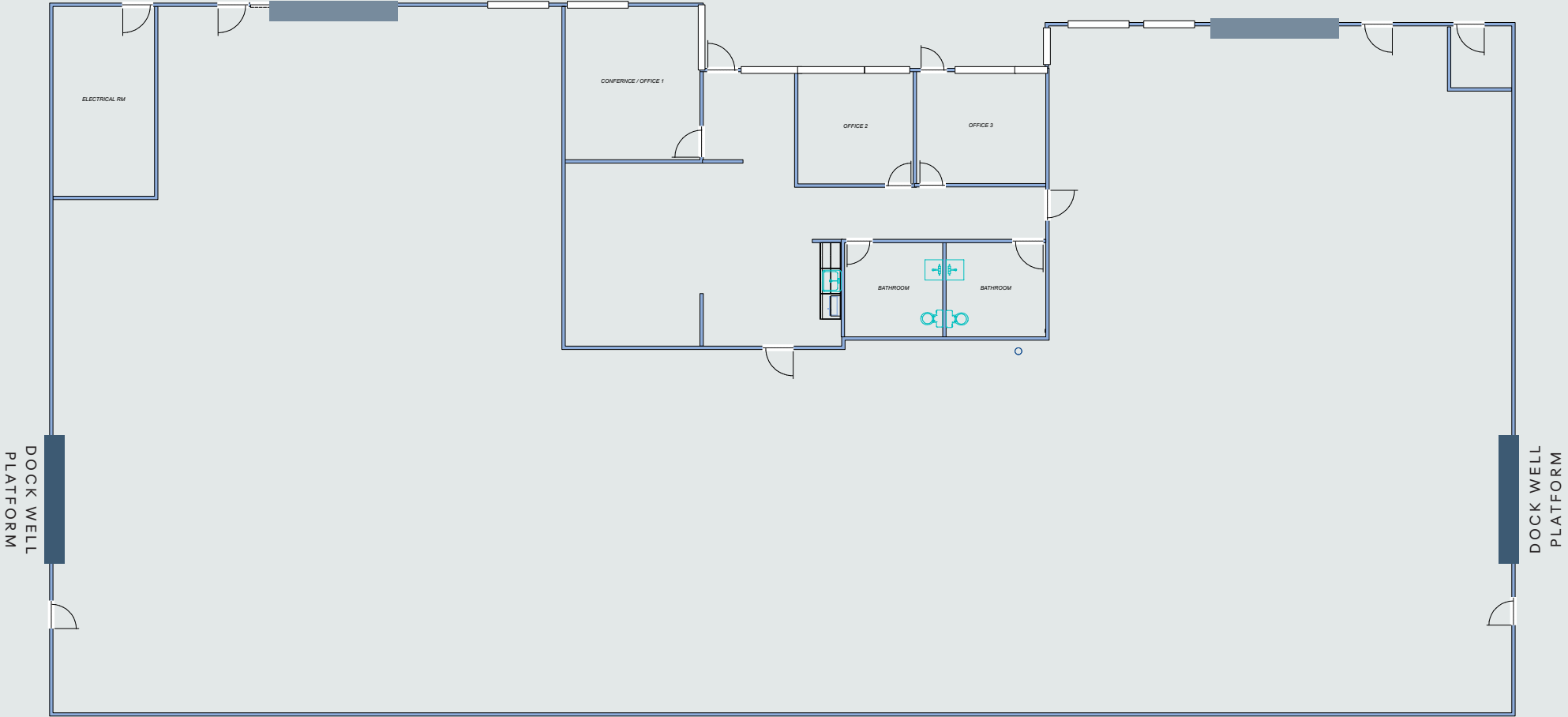
Floor plan provided for general reference only, and may not be to scale.





**10,089**  
Square Footage



**\$1.85**  
Price per SF

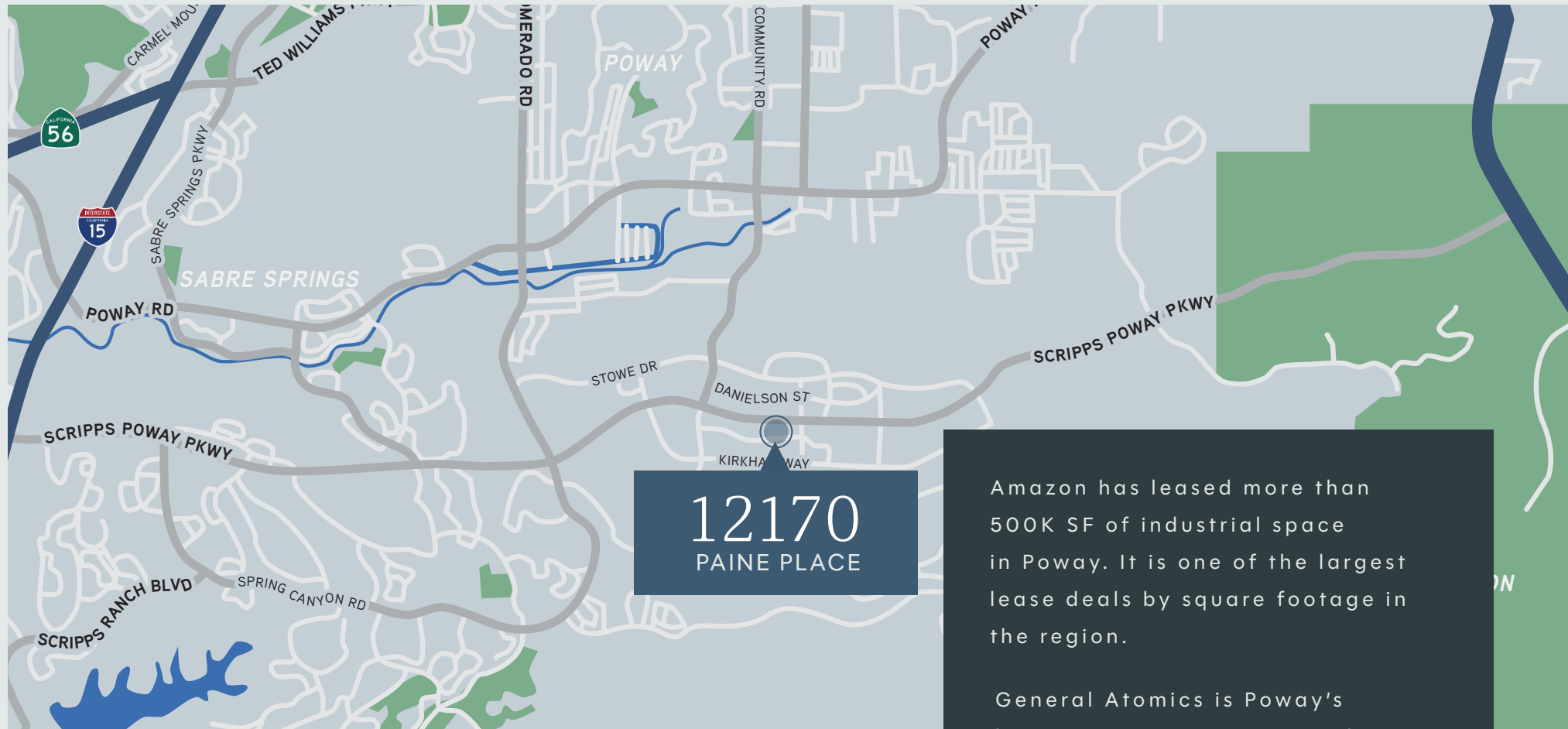


-  Dock loading door
-  Glass grade-level door



# POWAY TECH CENTER





# The Location

POWAY TECH CENTER

## POWAY

Poway is a thriving city with 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 along Scripps Poway Pkwy provide less traffic congestion.

Amazon has leased more than 500K SF of industrial space in Poway. It is one of the largest lease deals by square footage in the region.

General Atomics is Poway's largest owner/occupier, with approximately 40% of the market.

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

# Neighbors & Amenities

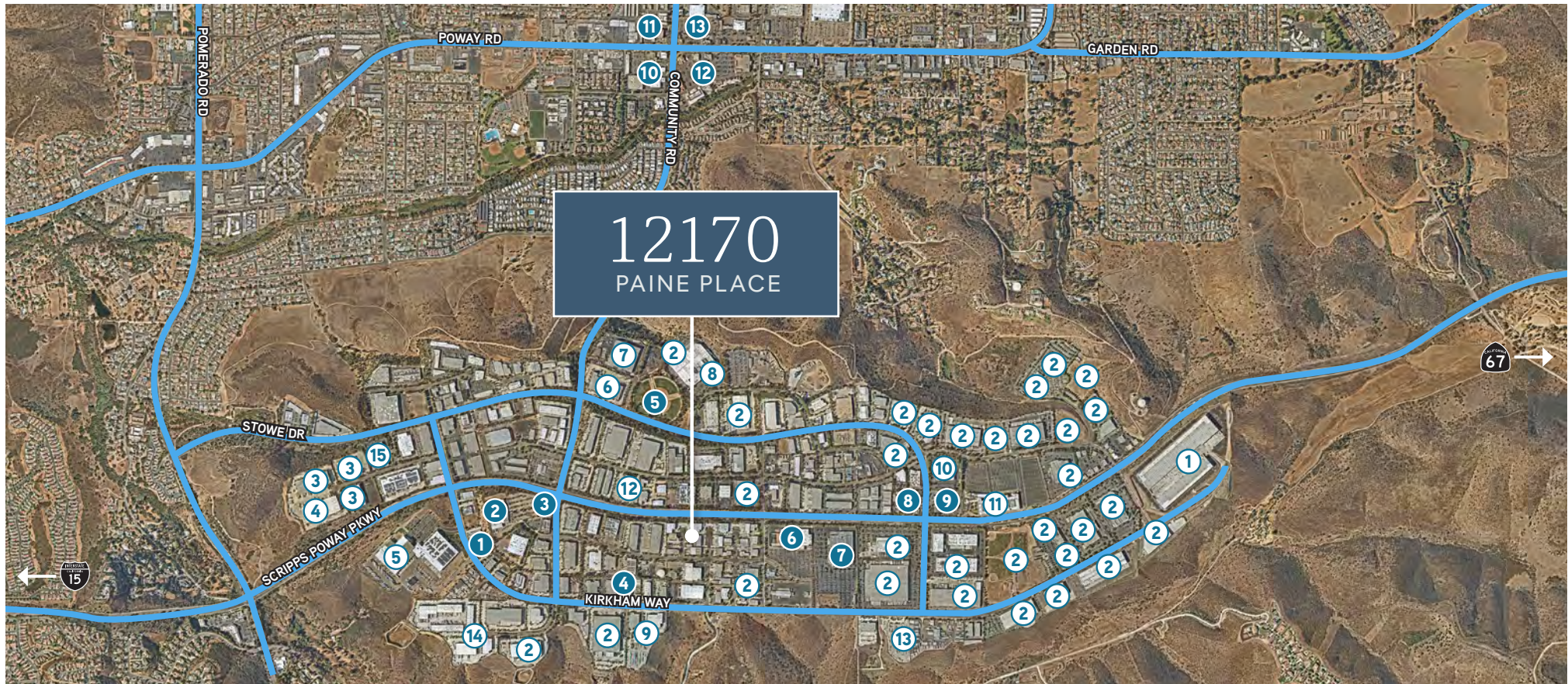
## POWAY TECH CENTER

### 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  |                      |
| 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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