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12140

COMMUNITY RD

37,638 SF

FREE STANDING INDUSTRIAL BUILDING WITH
DOCK AND GRADE-LEVEL LOADING



CBRE

FOR SUBLEASE | POWAY, CA



Property Highlights

12140 Community Rd



\$1.40 PSF/MO
RENTAL RATE:
NET OF OPERATING EXPENSES



\$0.24 PSF/MO
EST. OPERATING
EXPENSES



30 DAY'S NOTICE
AVAILABLE



Property Details

12140 Community Rd

THE PROPERTY

- This freestanding approximately 37,638 SF industrial building with dock and grade-level loading is available in whole or in part. A tenant can lease either the entire building or an approximately 20,996 SF portion.
- Concrete parking, driveway and loading areas
- Zoned LI -City of Poway: Manufacturers, engineering companies, equipment companies (sales/hq/distribution), printing companies, moving companies
- Close proximity 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
- Hands-on responsive property management in close proximity
- With approximately, 1,000,000 SF in their Poway portfolio, tenants have the opportunity to right-size as needed



Property Details

12140 Community Rd

This single-tenant freestanding 37,638 SF industrial building is conveniently located on the west side of the Poway business park and just off Scripps Poway Parkway. It is available for sublease until October 31, 2029.

- **LOADING:** Two (2) docks, (2) oversized 14' X 16' grade-level loading doors and (2) 12' X 14' grade-level loading doors.
- **POWER:** 2,500 AMPS 120/208V
- **ZONING:** LI - City of Poway
- **PARKING RATIO:** 2 / 1,000 SF
- **CLEAR HEIGHT:** 23' minimum
- **FIRE SPRINKLERED**
- **CONCRETE PAVING THROUGHOUT**

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



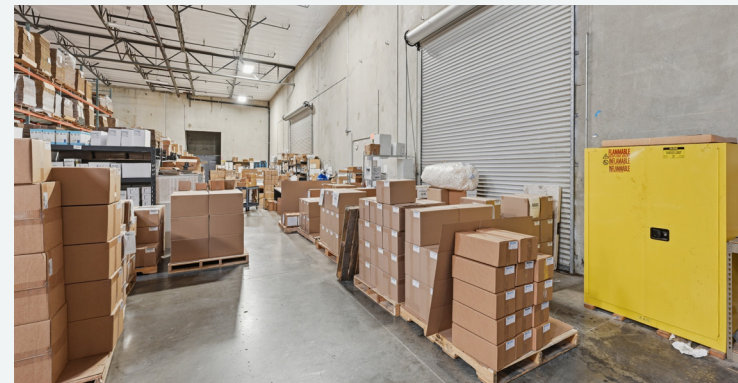
2ND FLOOR

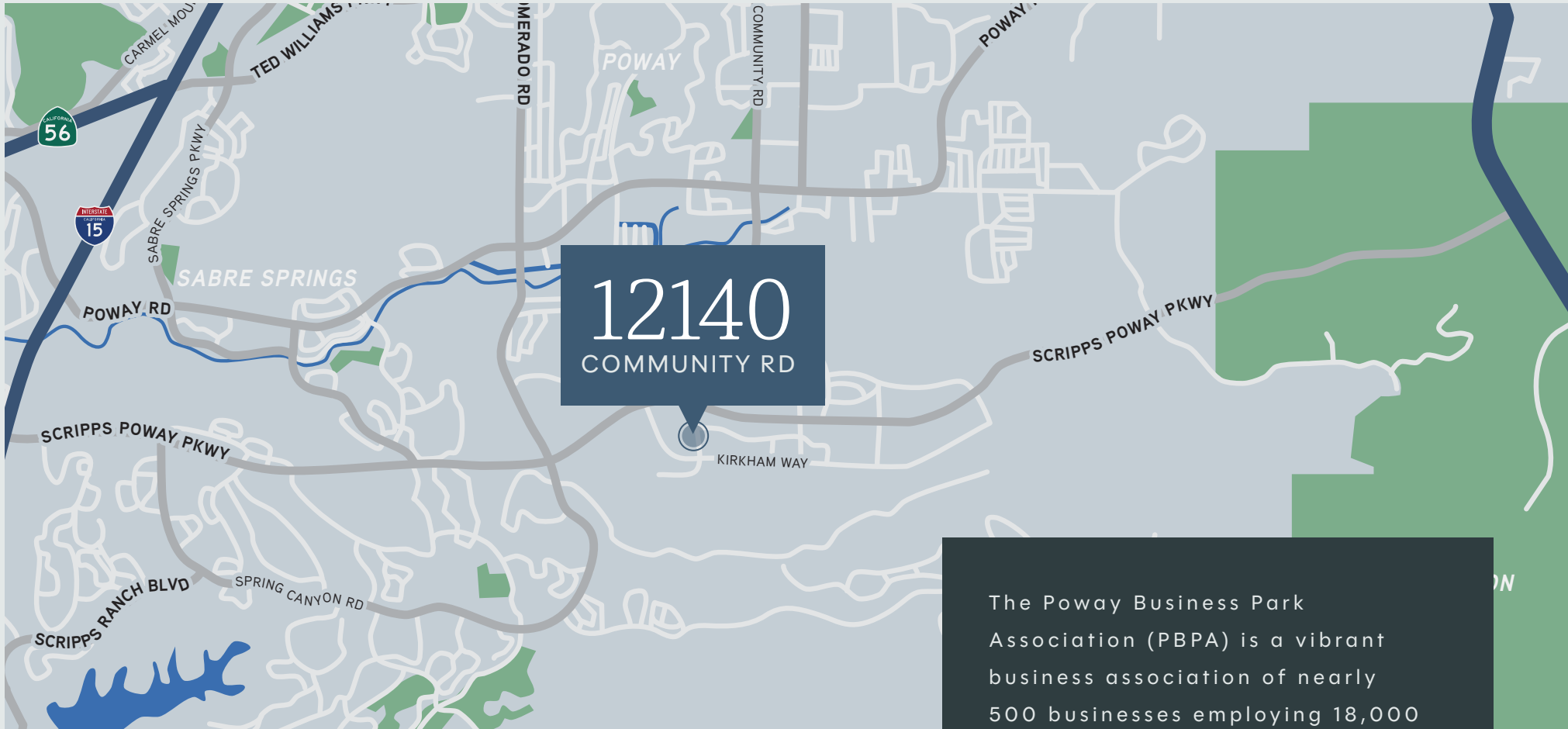
-  Dock
-  12' X 14' grade level doors
-  14' X 16' grade level doors



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The Location

12140 Community Rd

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

12140 Community Rd

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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