

±13,431 SF BUILDING | ±33,105 SF LOT | RECENTLY RENOVATED

FOR LEASE

12150 FLINT PL
POWAY, CA 92064

POWAY INDUSTRIAL OPPORTUNITY

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☑ ±13,431 SF FREESTANDING BUILDING

☑ 33,105 SF (0.76 ACRE) LOT

☑ FENCED & SECURED PARKING AREA

☑ DOCK-HIGH & GRADE-LEVEL LOADING

☑ 30% OFFICE, 10% HVAC PRODUCTION AREA, 60% WAREHOUSE

☑ 20-22' CLEAR HEIGHT IN WAREHOUSE

☑ RECENTLY RENOVATED WITH MODERN, HIGH-END FINISHES

☑ ROOF-MOUNTED SOLAR

**LEASE RATE | \$1.75/SF + NNN
(NNN ±\$0.30/SF)**

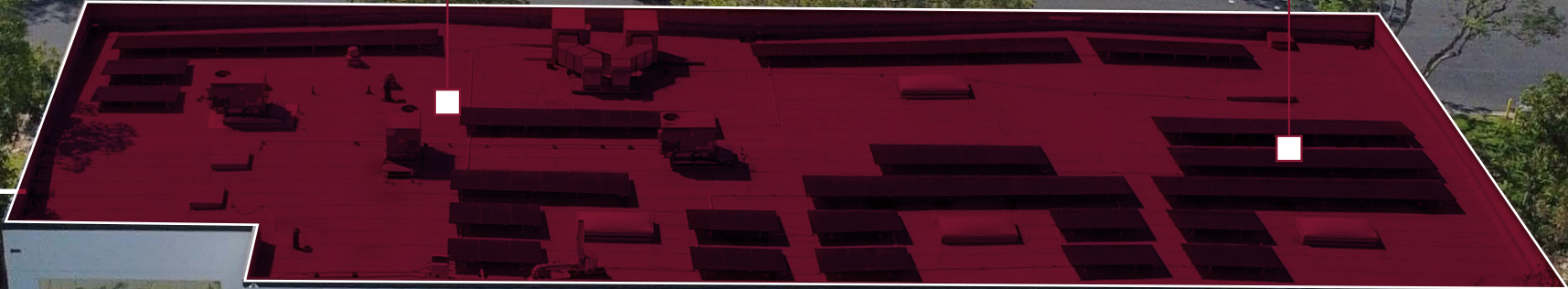
AVAILABLE IMMEDIATELY





±13,431 SF INDUSTRIAL BUILDING

ROOF-MOUNTED SOLAR



GRADE-LEVEL LOADING DOOR

INGRESS/EGRESS

FENCED & SECURED PARKING AREA

DOCK-HIGH POSITION

FLINT PL

12150 FLINT PL
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- Starbucks
- Jack in the Box
- Smart & Final
- Dollar Tree

- El Pollo Loco
- McDonald's
- Better Buzz
- LA Fitness

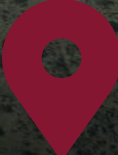
- Taco Bell
- Five Guys
- Petco
- Walgreens

- In-N-Out Burger
- Kohl's
- City Fun Center
- Papa Duke's Deli

- Lightning Brewery

- Home Depot

- Costco



**12150
FLINT
PL**

KIRKHAM WAY

FOR LEASE

12150 FLINT PL

POWAY INDUSTRIAL OPPORTUNITY

For more information or tours,
please contact:

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