

For Lease Multi-Tenant Industrial Building

Colliers



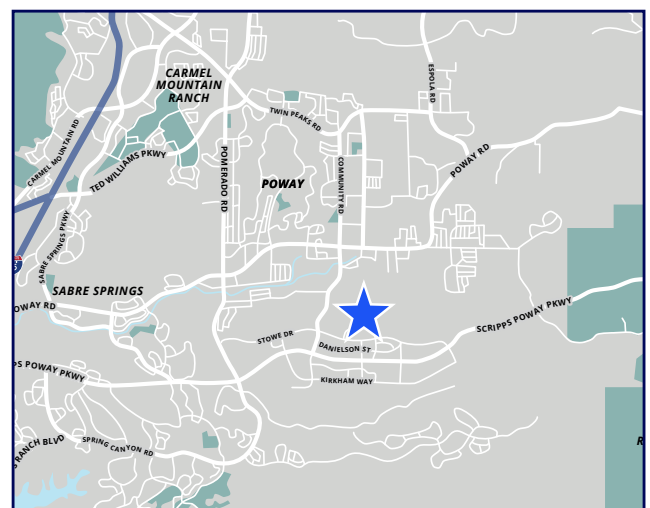
13670 Danielson St, Suites A/B
Poway, CA 92064

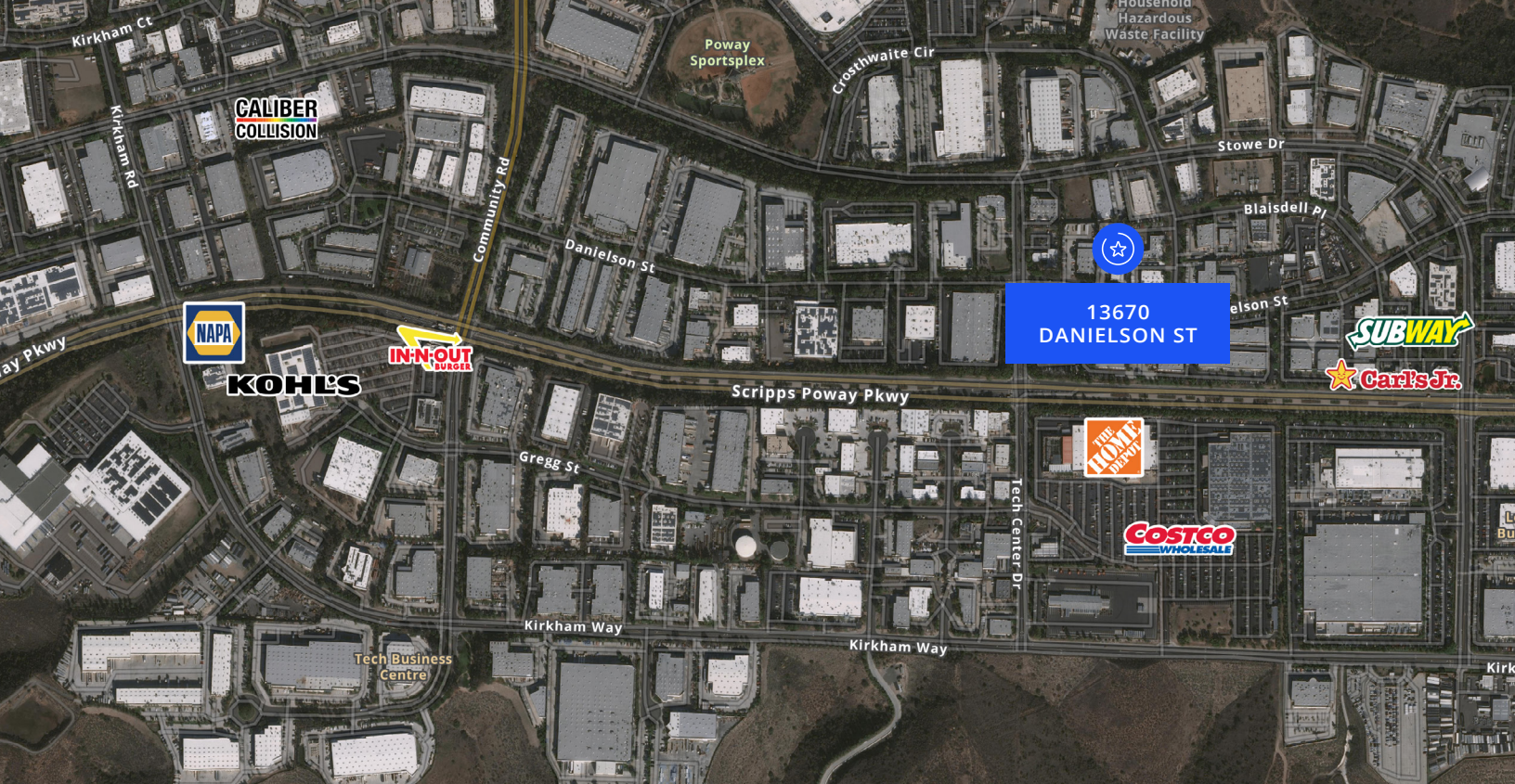
- This fine property offers the small industrial user a modern facility with strong individual tenant identity
- Modern-painted concrete tilt-up design with abundant glass
- Excellent truck loading with 12'x12' doors and complete access around the building
- Efficient design with a minimum 18' interior clear height
- Some units have an existing 50% buildout with dropped ceilings and HVAC
- Power supply with a minimum of 100 amps of 3-phase power (110/208V)
- Strategically located just off Scripps Poway Parkway in the center of the Poway Industrial district; Very close proximity to Interstate 15 and Highway 56

Lease Rate: \$1.29/SF, NNN
NNN = \$0.38/SF

Promotional Rate:

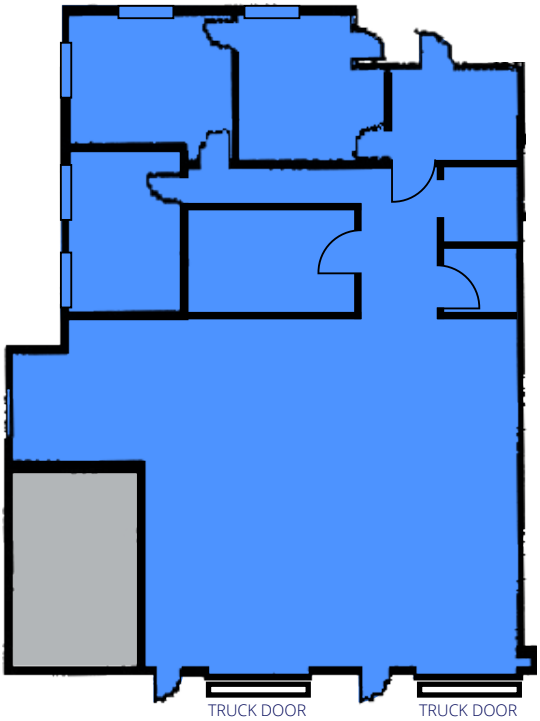
Year 1: \$1.29/SF NNN per month + E





Floor Plan

Suite	Size	Rent/PSF/Month	Available
A/B	2,888 RSF	\$1.29/SF, NNN (NNN = \$0.38/SF)	Vacant

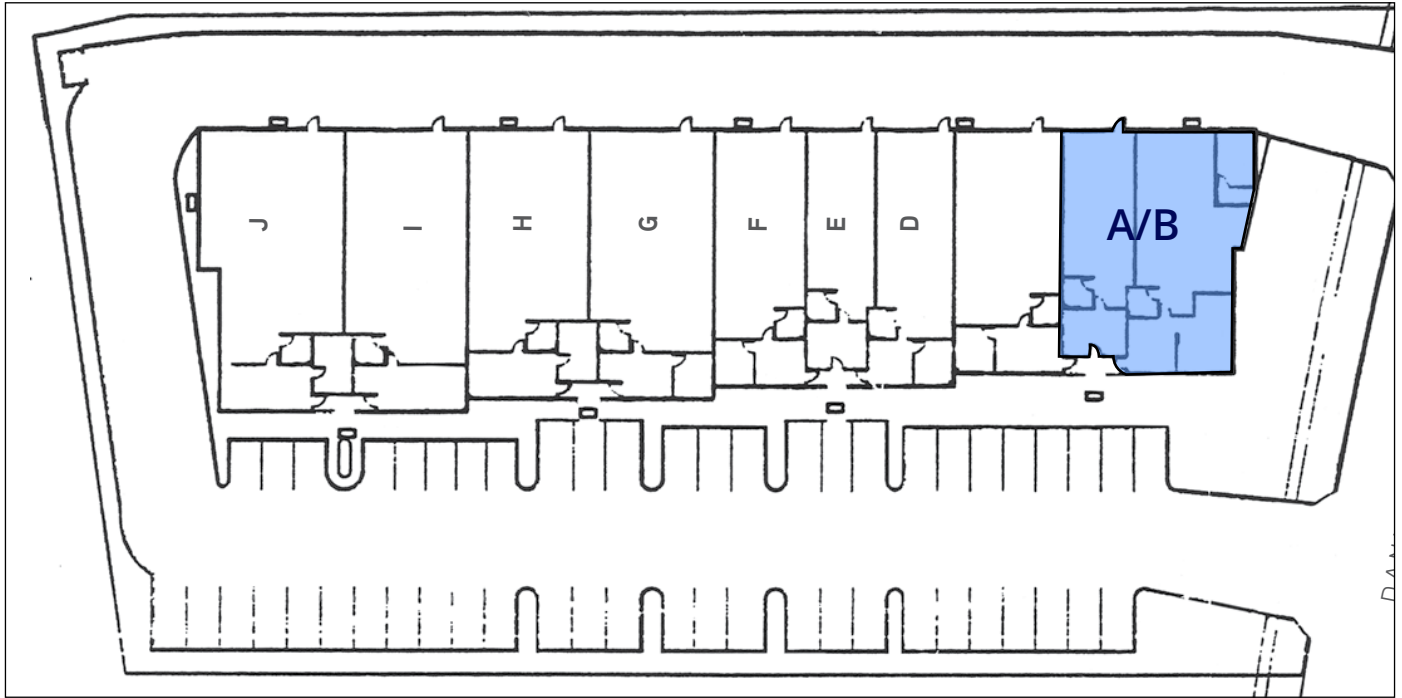


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Site Plan



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