

# POWAY

CORPORATE CENTER

6,230 SF  
(DIVISIBLE)

FLEX/ INDUSTRIAL/WAREHOUSE  
WITH 2 GRADE-LEVEL ROLL-UP DOORS



**CBRE**

FOR LEASE

11880 COMMUNITY ROAD,  
SUITES 330/340  
POWAY, CA



# Property Highlights

POWAY CORPORATE CENTER



**\$1.69 PSF/MO**  
RENTAL RATE  
NET OF OPERATING  
EXPENSES



**±\$0.38 PSF/MO**  
EST. OPERATING  
EXPENSES



**AVAILABLE  
NOW**



# Project Features

POWAY CORPORATE CENTER

## THE PROPERTY

- 11880 Community Road is part of a high-image three-building industrial project in Poway Corporate Center totaling 145,685 SF
- Concrete paving throughout
- Grade-level loading
- Ideal for warehouse / distribution or production and assembly uses

## ACCESS

- Central San Diego County location
- Located on a cul de sac on the West side of the Poway Industrial Park, just off of Scripps Poway Parkway
- Easy access to Highway 67 and to I-15

## THE OWNERSHIP

- Since 1958, Techbilt 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 and an additional 500,000 SF in Carlsbad existing or in planning, tenant's have the opportunity to right-size as needed



# Property Details

POWAY CORPORATE CENTER

11880 Community Road is a **multi-tenant** industrial building developed by the Techbilt Companies. It is part of the three-building 145,685 SF industrial project conveniently located on a quiet cul de sac near Scripps Poway Parkway, Costco and The Home Depot. This building features grade-level loading and is ideal for storage, production, fabrication, manufacturing, assembly, and packaging uses.

- **TOTAL SIZE:** 6,230 SF (divisible to 3,115 SF)
- **CLEAR HEIGHT:** Minimum 22'
- **LOADING:** (2) 12' X 14' glass grade-level doors
- **PARKING:** 2/1,000 SF
- **POWER:** 200 Amps 277/480 3-Phase with step-down to 120/208 in each suite
- **Sprinklered**
- **Concrete Paving throughout**
- **LI Zoning - City of Poway**
- **IMPROVED AREA FEATURES:**
  - **SUITE 330:**  
Reception, private office, restroom, kitchenette, climate controlled production/assembly area with sink, remainder warehouse
  - **Suite 340**  
Reception, 3 private offices, conference room, restroom, kitchenette, production room, remainder warehouse

# Floor Plan Layout

POWAY CORPORATE CENTER

## AS-BUILT FLOORPLAN

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

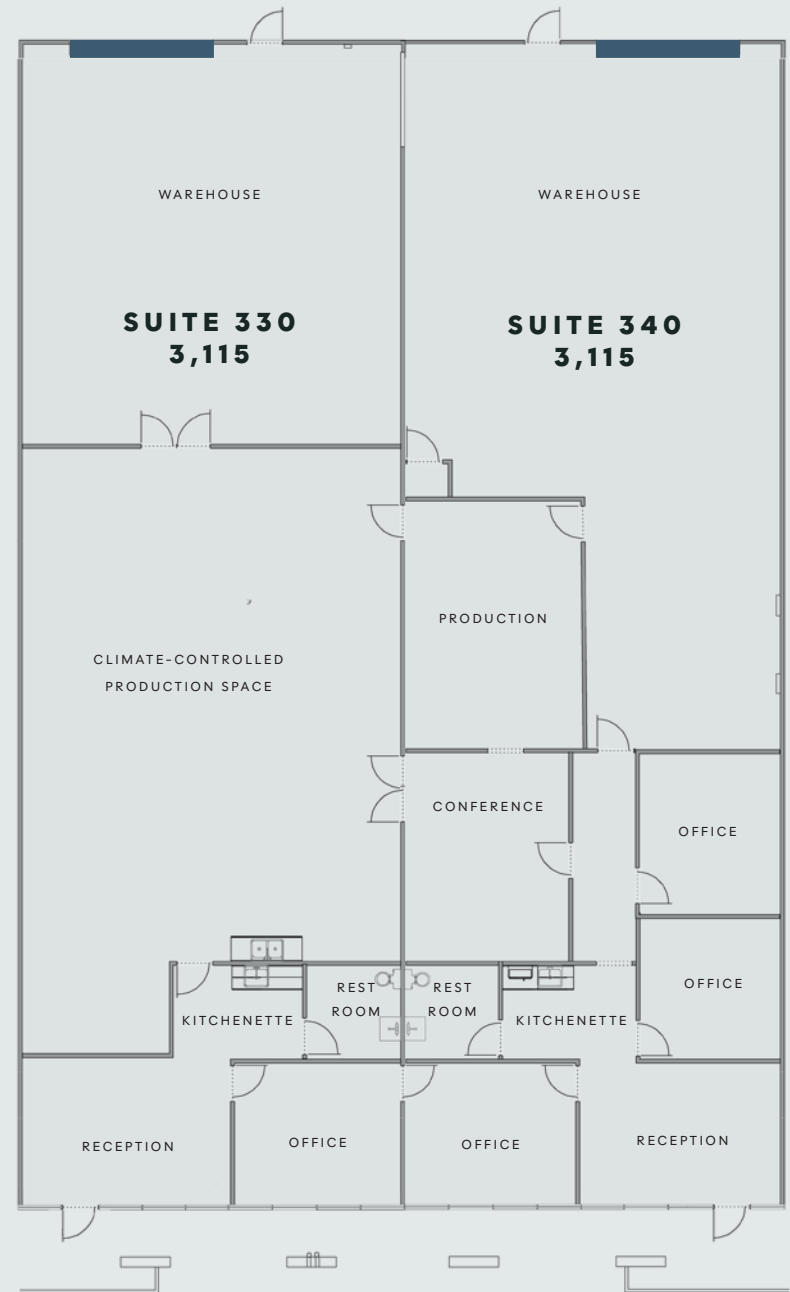
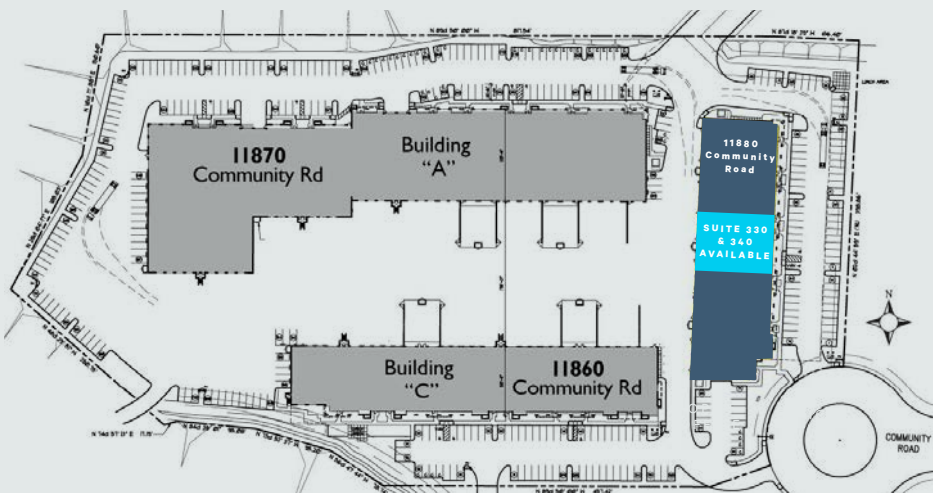


**6,230**  
Square Footage  
(DIVISIBLE)

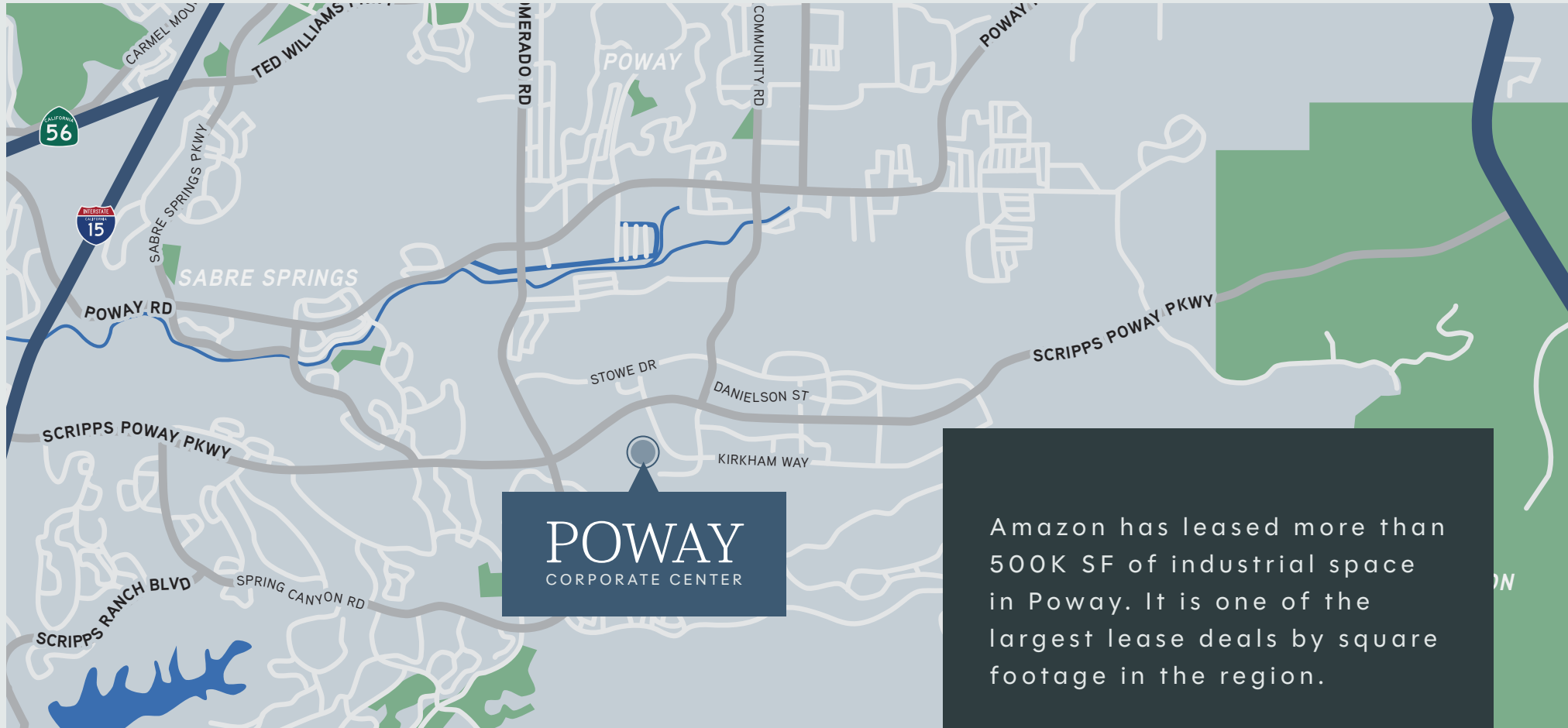


**\$1.69**  
Price per SF

## SITE PLAN



Grade level roll up door



# The Location

POWAY CORPORATE 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.

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

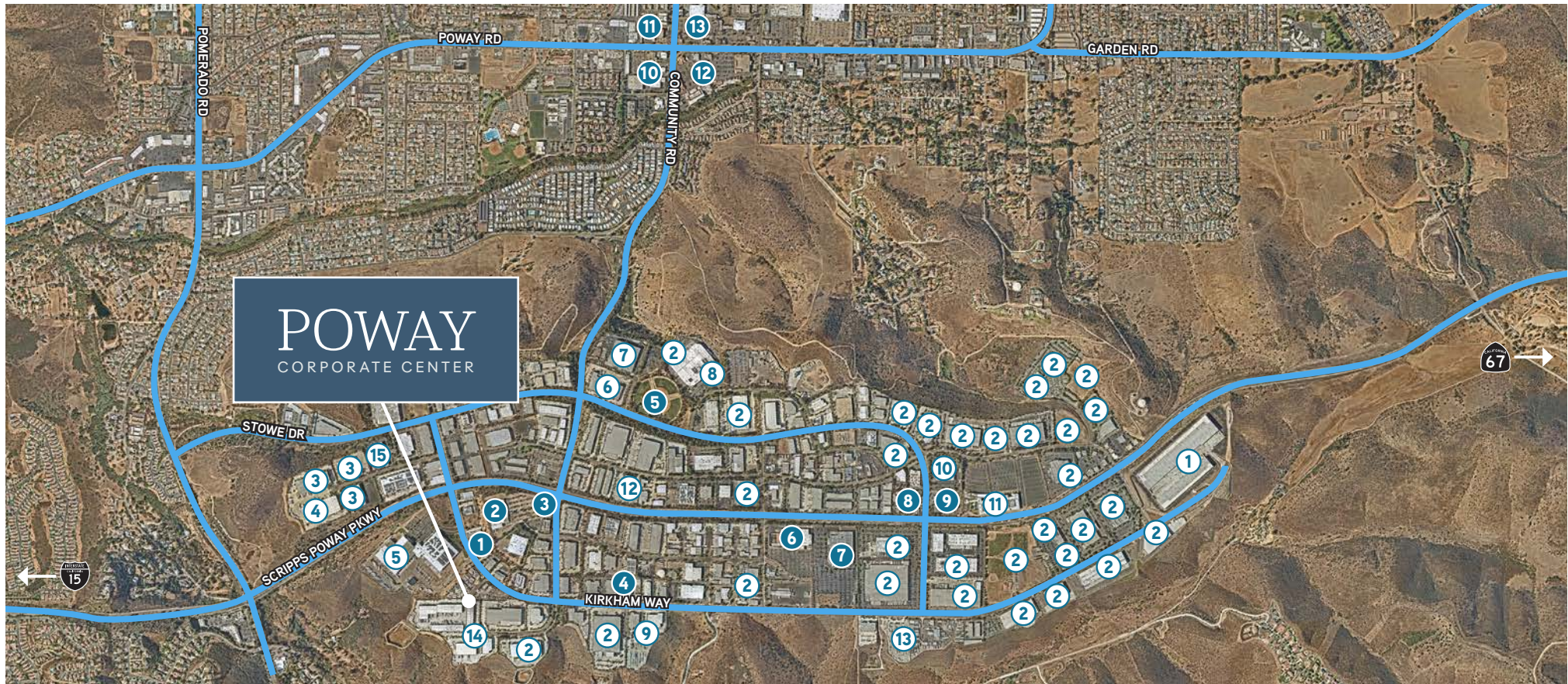
## POWAY TECH CENTER

### 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       |  |  |



# POWAY

CORPORATE CENTER

11880



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