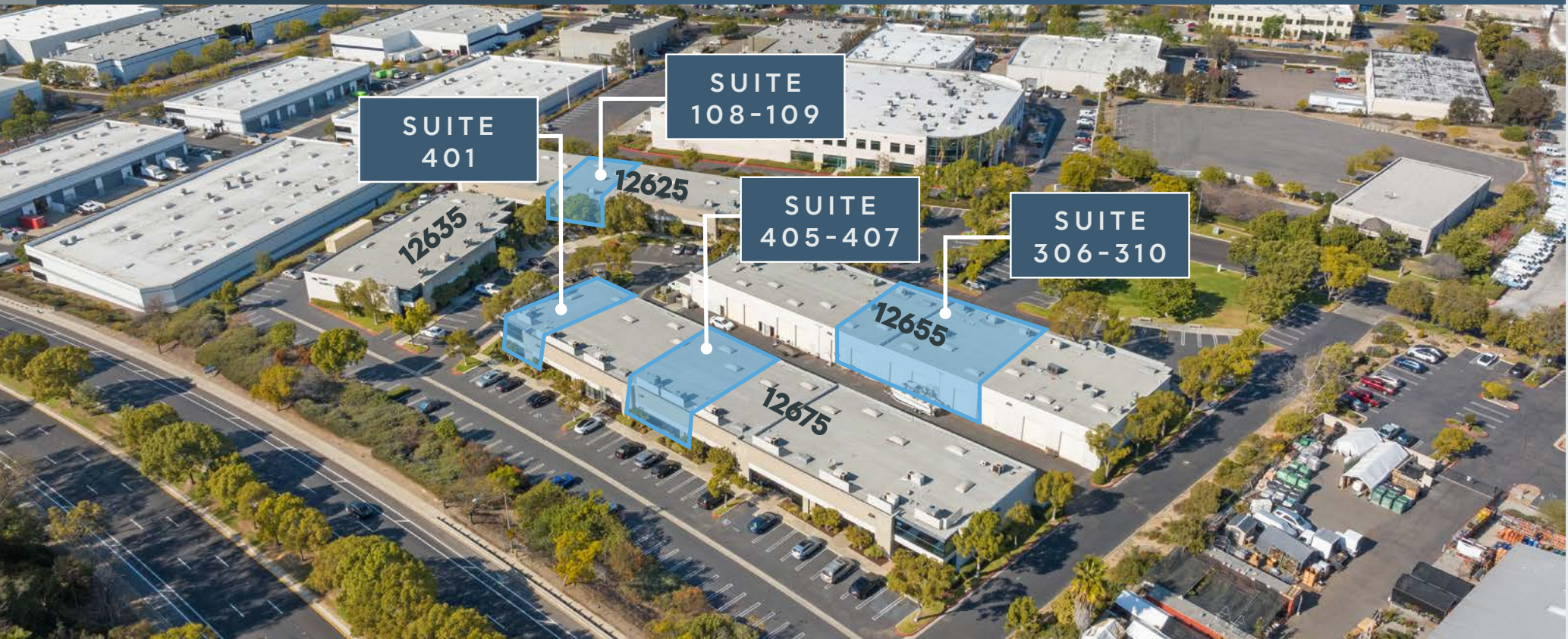


POWAY BUSINESS PARK
12625 - 12675

DANIELSON COURT

70,165 SF

FOUR-BUILDING MULTI-TENANT INDUSTRIAL PARK



CBRE

FOR LEASE | POWAY, CA



Project Highlights

12625 - 12675 DANIELSON COURT



\$1.49 PSF/MO
RENTAL RATE:
NET OF OPERATING
EXPENSES



\$0.35 PSF/MO
EST. OPERATING
EXPENSES



SEE FLOOR PLANS
FOR AVAILABILITY

Project Features

12626 – 12675 DANIELSON COURT

THE PROPERTY

- Poway Business Park is a four-building multi-tenant industrial park totaling 70,165 SF with frontage & visibility from Scripps Poway Parkway
- Zoned IP - City of Poway: Delivery businesses, custom/light manufacturers, engineering companies, consultants, research and development, light wholesale storage/distribution
- Close 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
- Long-term ownership with extensive local portfolio, stable Operating Expenses, and highly responsive property management
- With approximately, 1,000,000 SF in their Poway portfolio, tenants have the opportunity to right-size as needed



The image is an aerial photograph of a four-building industrial complex. The buildings are arranged in a row, with a parking lot in front of them. The buildings are labeled with their addresses: 12625, 12635, 12655, and 12675. Callout boxes point to specific suites: Suite 108-109, Suite 401, Suite 306-310, and Suite 405-407. The buildings are white with grey roofs. The surrounding area includes other industrial buildings, parking lots, and some trees.

Project Details

12625 - 12675 DANIELSON COURT

This highly visible four-building multi-tenant industrial project developed by Whitaker Facilities is conveniently located in close proximity to The Home Depot and Costco, offering excellent exposure. With a variety of different suite sizes, this project can accommodate businesses of all sizes, contiguous spaces allow for seamless expansion making Poway Business Park an ideal location for business growth and innovation.

- **LOADING:** (12' X 14') Grade Level Loading Doors
- **POWER:** Minimum 100 Amps 277/480 (Varies by Suite)
- **ZONING:** IP - City of Poway
- **PARKING:** 3.8/1,000 SF
- **CLEAR HEIGHT:** Minimum 18'
- **SPRINKLERED**
- Walking distance to In-N-Out Burger and near assorted retail

As-Built Layout

12625 DANIELSON COURT | SUITE 108 - 109

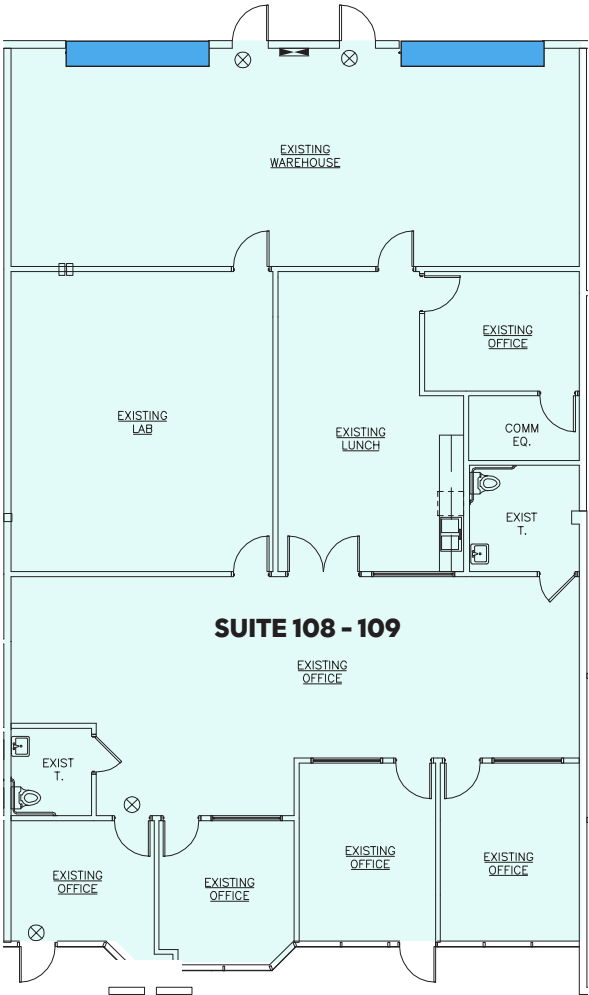
AVAILABLE SEPTEMBER 1, 2026
AS-BUILT LAYOUT



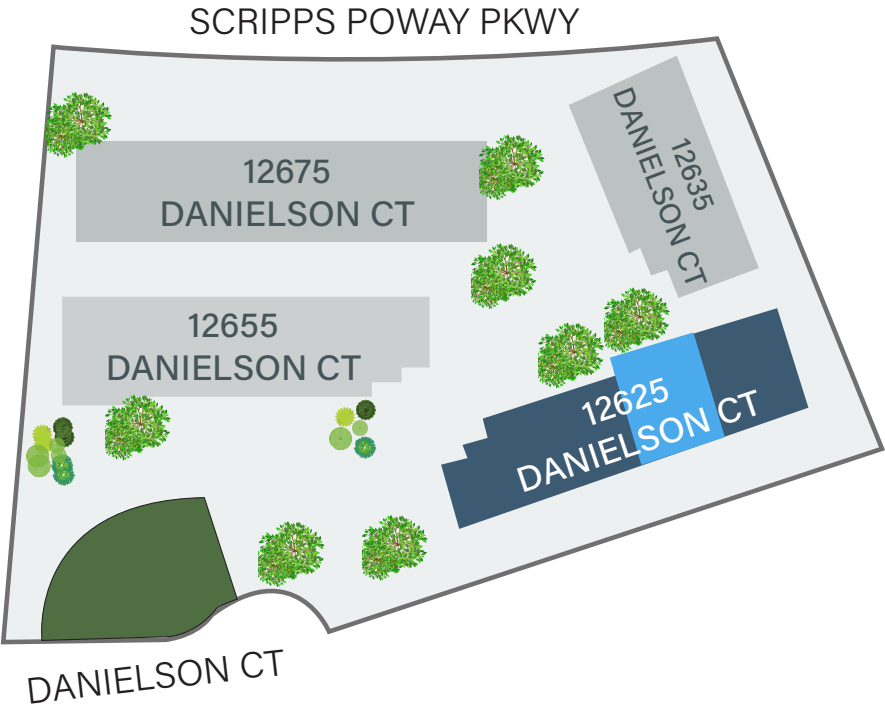
Suites 108-109: 3,836



\$1.49 PSF/MO
Rental
Rate



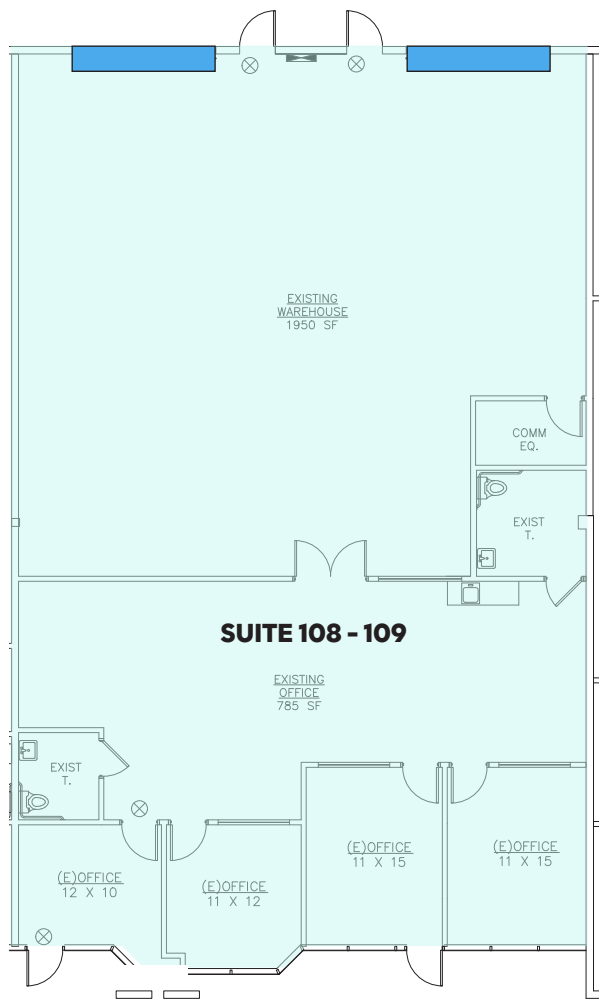
 GRADE LEVEL DOOR(S)



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

Conceptual Layout

12625 DANIELSON COURT | SUITE 108 - 109



 GRADE LEVEL DOOR(S)

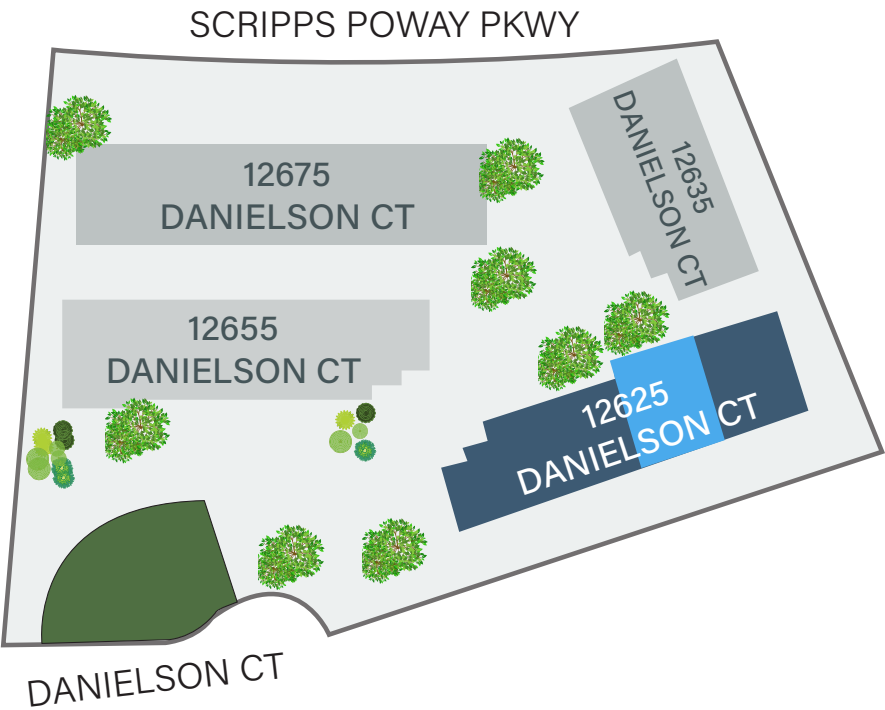
AVAILABLE SEPTEMBER 1, 2026
CONCEPTUAL LAYOUT



Suites 108-109: 3,836



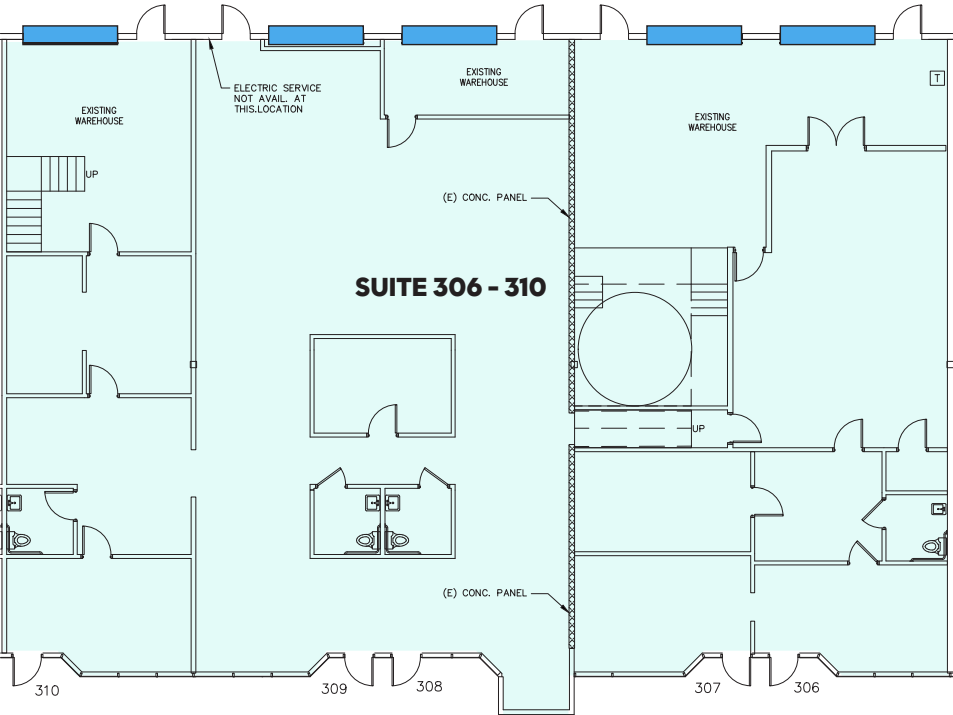
\$1.49 PSF/MO
Rental
Rate



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

As-Built Layout

12655 DANIELSON COURT | SUITE 306 - 310



GRADE LEVEL DOOR(S)

AVAILABLE MARCH 1, 2027 OR
POTENTIALLY SOONER

AS-BUILT LAYOUT

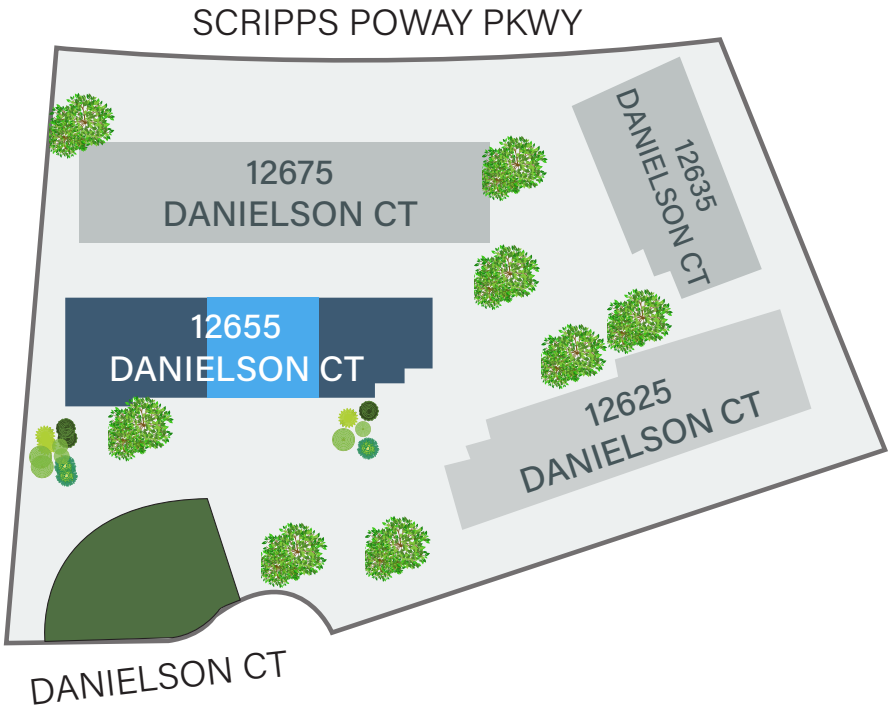


Suites 306-310: 7,222 SF



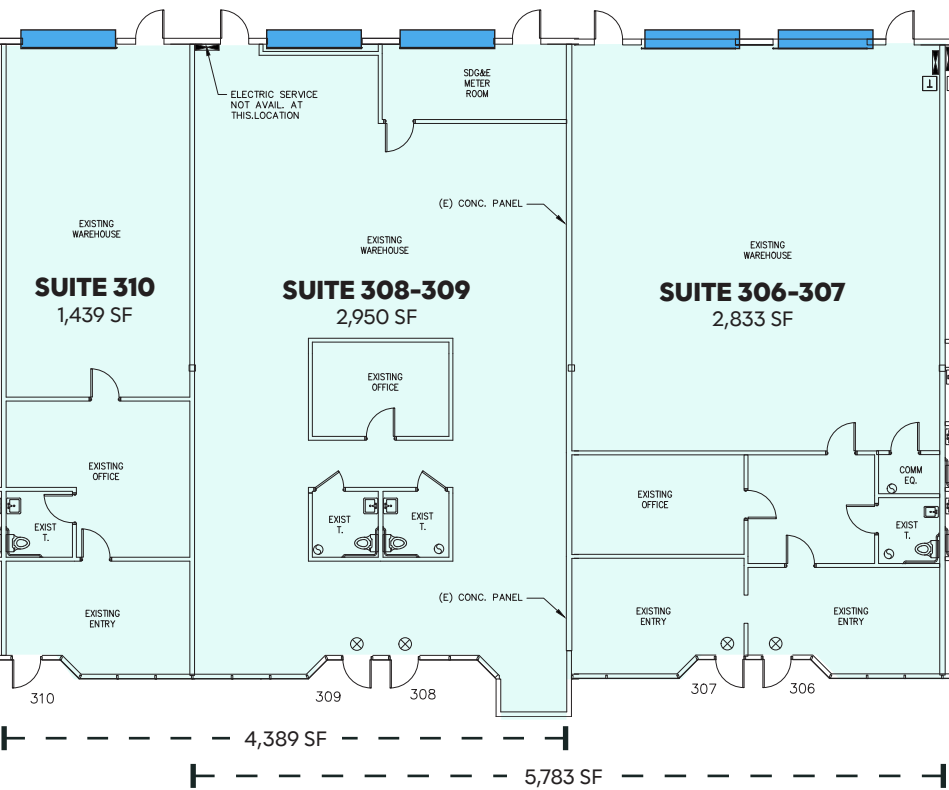
\$1.49 PSF/MO

Rental
Rate



Conceptual Layout

12655 DANIELSON COURT | SUITE 306 - 310



GRADE LEVEL DOOR(S)

AVAILABLE MARCH 1, 2027 OR
POTENTIALLY SOONER

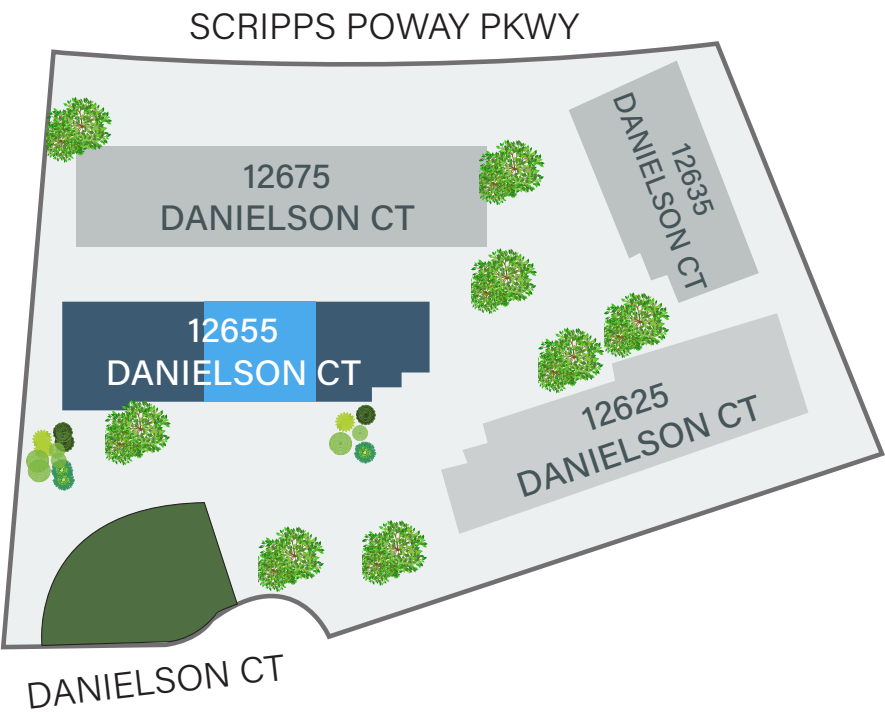
CONCEPTUAL LAYOUT



Suite 310: 1,439 SF
Suite 308-309: 2,950 SF
Suite 306-307: 2,833 SF



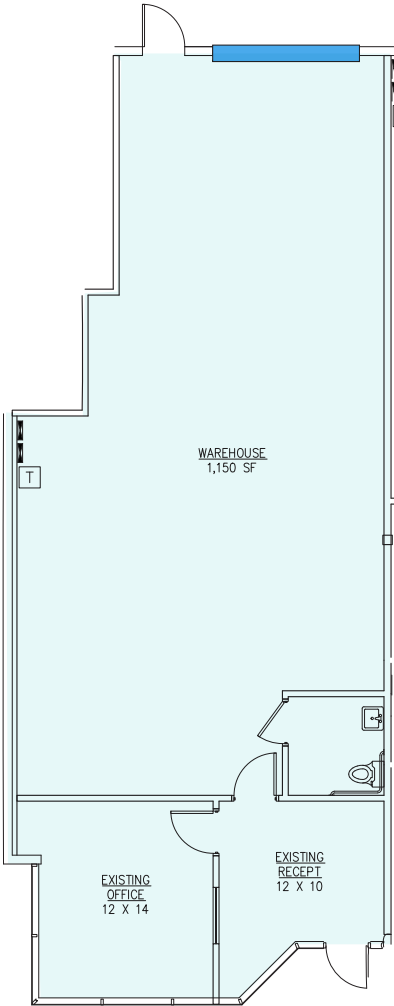
\$1.49 PSF/MO
Rental
Rate



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

As-Built Layout

12675 DANIELSON COURT | SUITE 401



 12' X 14' GRADE LEVEL DOOR(S)

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

AVAILABLE MARCH 1, 2027 OR
POTENTIALLY SOONER

AS-BUILT LAYOUT

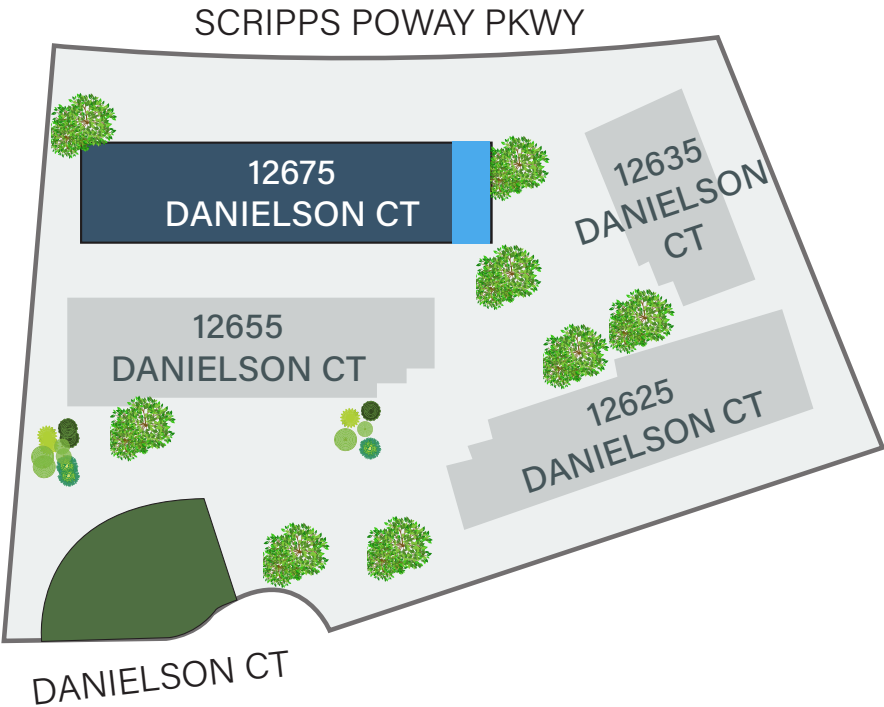


Suite 401: 1,664 SF



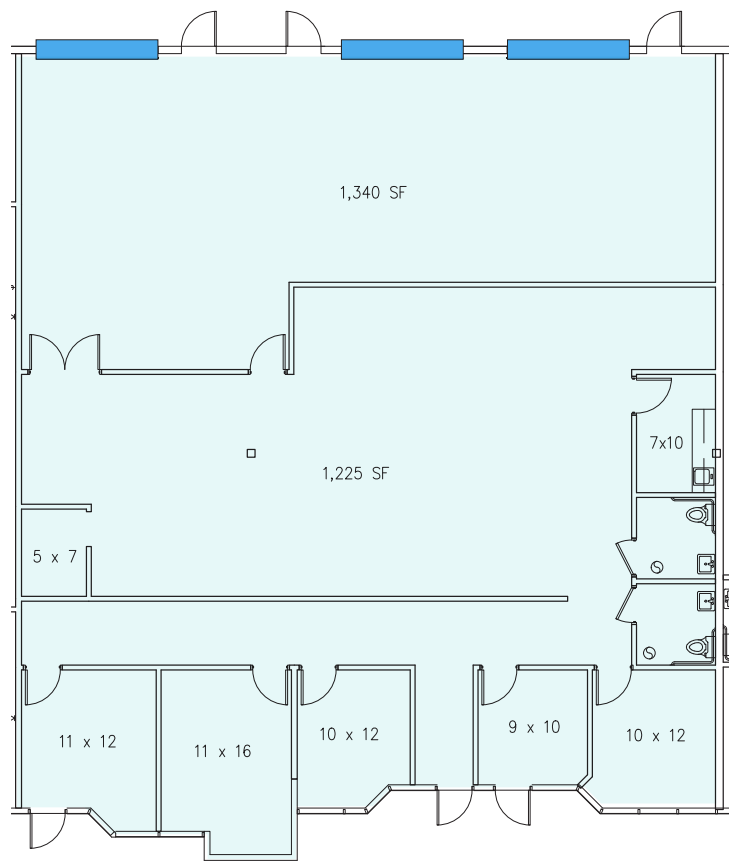
\$1.49 PSF/MO

Rental
Rate



As-Built Layout

12675 DANIELSON COURT | SUITE 405-407



 12' X 14' GRADE LEVEL DOOR(S)

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

AVAILABLE MARCH 1, 2027 OR
POTENTIALLY SOONER

AS-BUILT LAYOUT

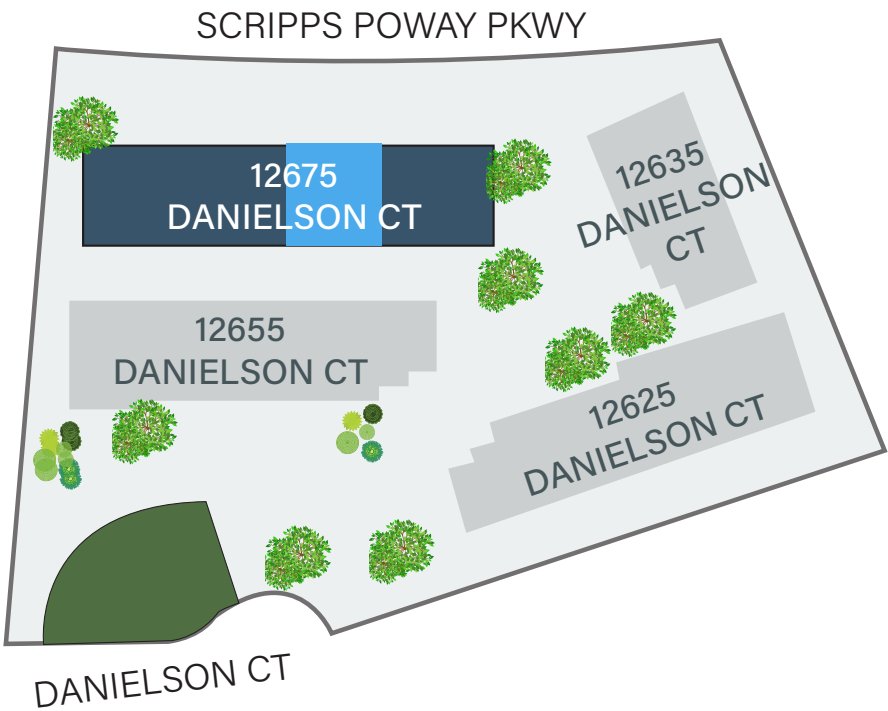


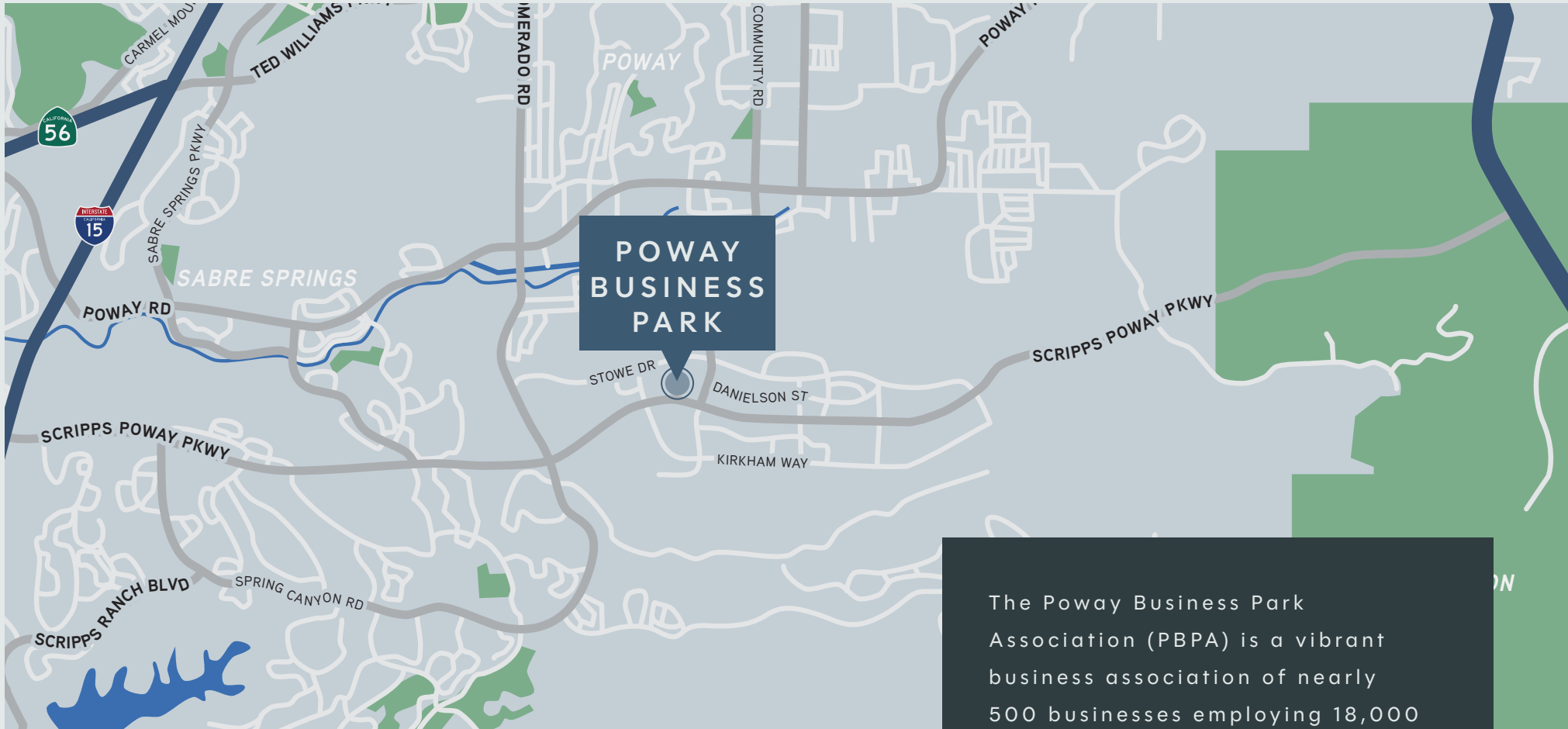
Suites 405-407: 4,203 SF



\$1.49 PSF/MO

Rental
Rate





The Location

12625 - 12675 DANIELSON COURT

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

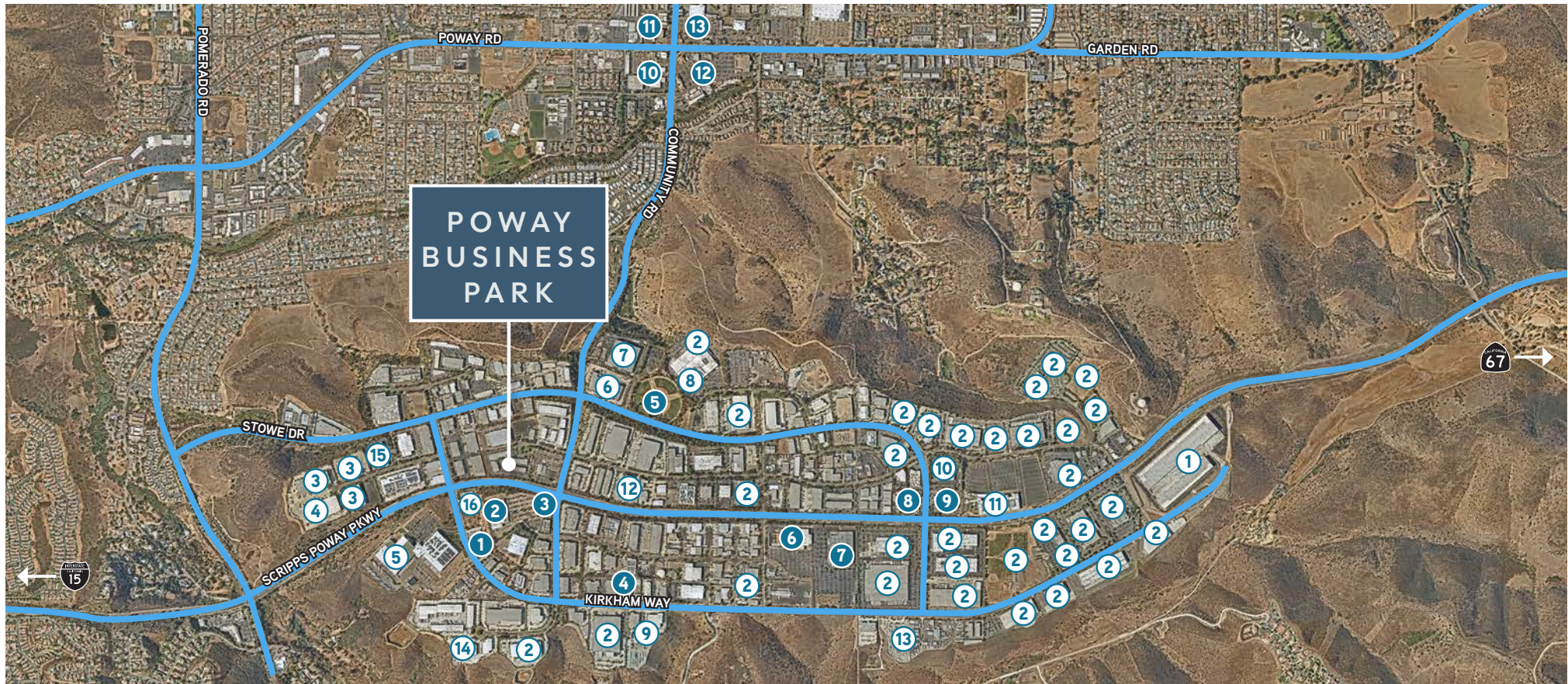
12625 - 12675 DANIELSON COURT

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 | | |





POWAY BUSINESS PARK

12625 - 12675

DANIELSON COURT



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