

FOR LEASE

5,415 SF FREESTANDING FLEX/INDUSTRIAL BUILDING

YEAR 1 TEASER RATE

3 YEAR TERM - \$1.15 NNN

5 YEAR TERM - \$1.00 NNN



12175 DEARBORN PLACE

POWAY, CALIFORNIA 92064

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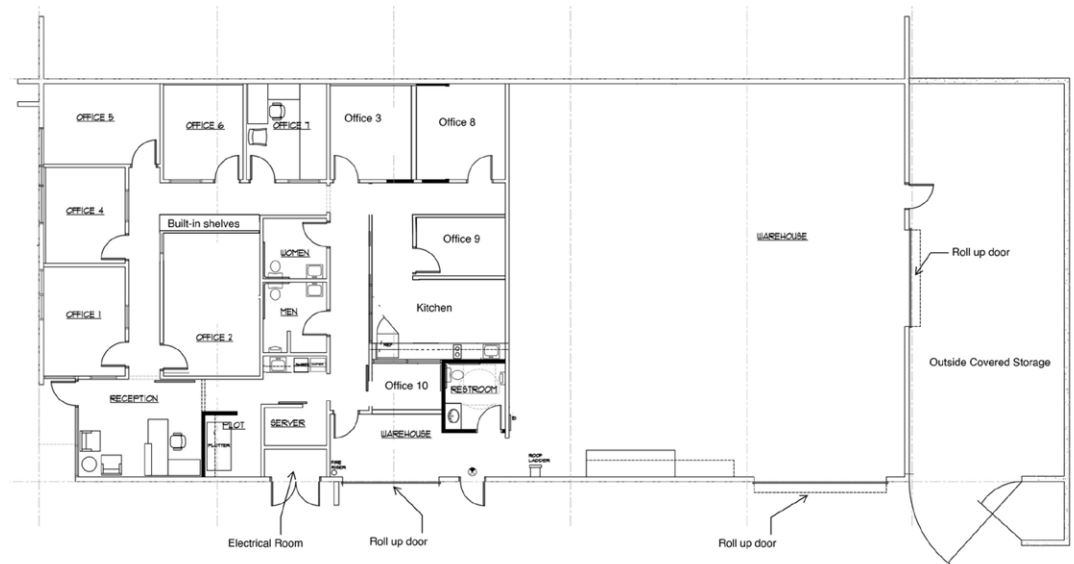
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PROPERTY OVERVIEW

- 5,415 SF freestanding industrial building available for lease
- Additional 1,000 SF locked & gated, covered storage (not included in SF)
- 14,810 SF Lot
- 400 amps at 120/208V (Tenant to verify)
- Fully sprinklered
- Built in 1990
- Recent office renovation, including 10 offices, 3 restrooms, reception and kitchen
- Three (3) grade level loading doors
- 18' warehouse clearance
- 13 parking spaces (2.53/1,000 parking ratio)
- Lease Rate: Call Broker
- NNN = \$0.51

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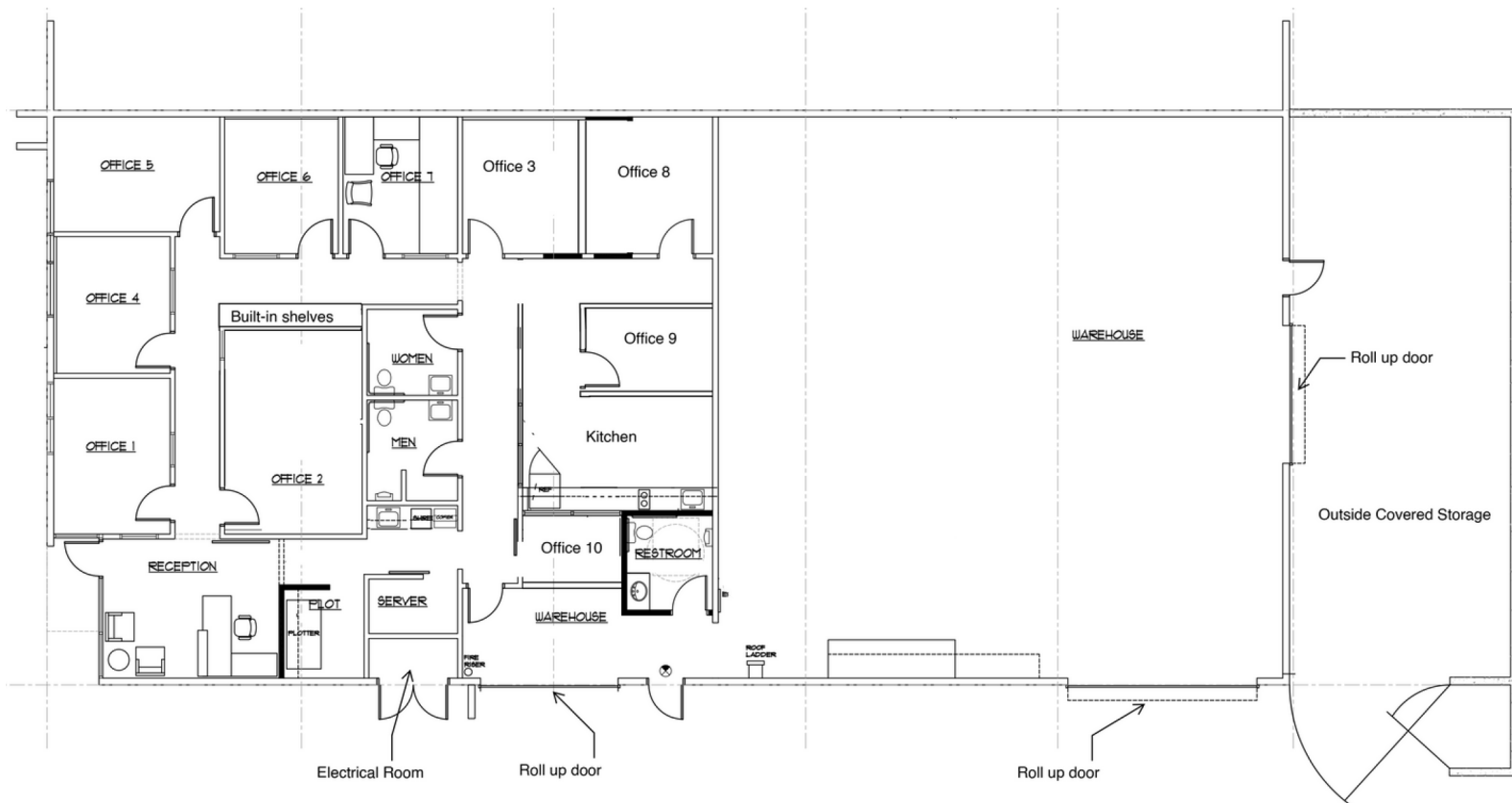
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FLOOR PLAN

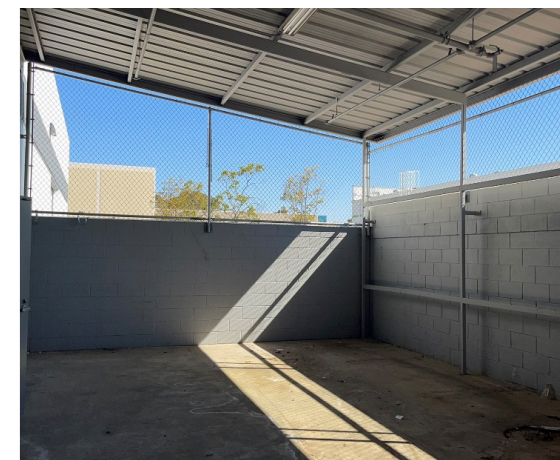


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