

POWAY

CORPORATE CENTER

Unique Leasing Opportunity

6,784 SF

WAREHOUSE / DISTRIBUTION SPACE
WITH 3 DOCKS AND 1 GRADE-LEVEL DOORS



CBRE

FOR LEASE

11870 COMMUNITY ROAD,
SUITE 235,
POWAY, CA



Property Highlights

POWAY CORPORATE CENTER



\$1.79 PSF/MO
RENTAL RATE
NET OF OPERATING
EXPENSES



±\$0.38 PSF/MO
EST. OPERATING
EXPENSES (2026)



AVAILABLE
MARCH 2026

Floor Plan Layout

POWAY CORPORATE CENTER

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

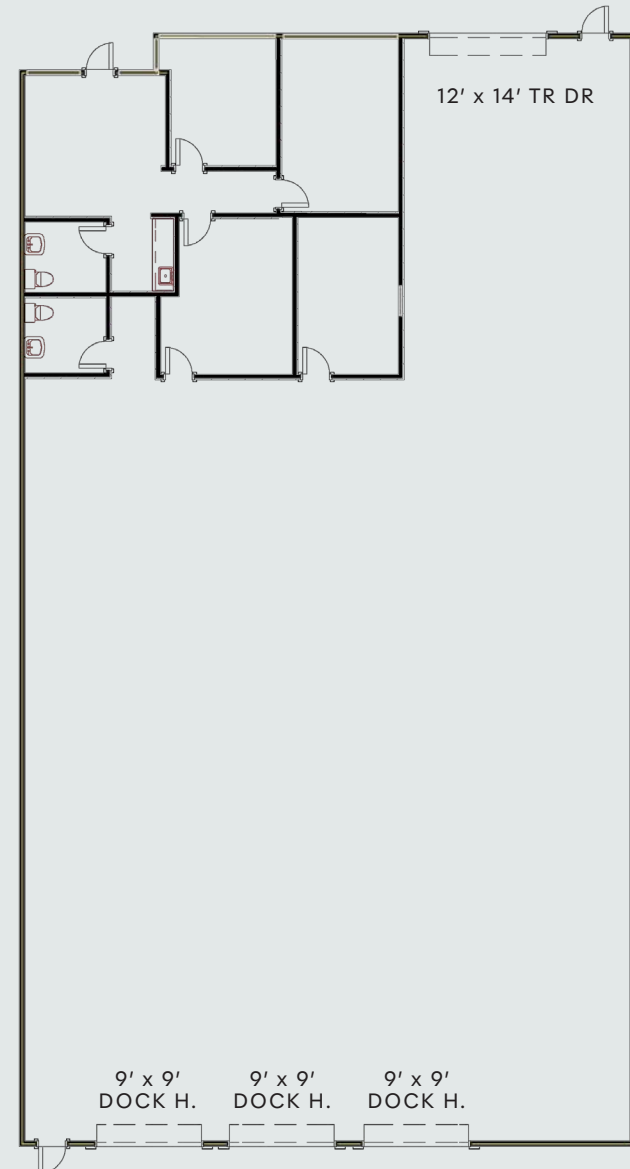
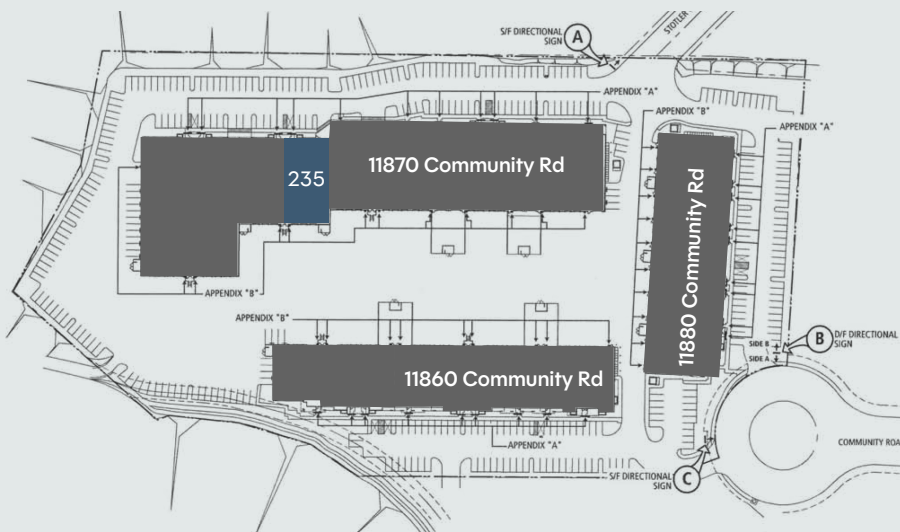


6,784
Square Footage



\$1.79
Price per SF

SITE PLAN



Property Details

POWAY CORPORATE CENTER



11870 Community Road is a high-image warehouse / distribution building developed by The Techbilt Companies in 2006. Its quality, min 28' clear height, exceptional loading, and convenient Central SD location on the west side of Poway make this an ideal space for a warehouse/distribution business to thrive.

The Premises consists of 6,784 square feet with three dock doors and one grade door. With the potential of 600 amps of power and three dock doors, this is a unique small space not available anywhere in Poway.

- **TOTAL SIZE:** 6,784 SF
- **CLEAR HEIGHT:** Minimum 28'
- **LOADING:** (3) 9' X 9' Docks and (1) 12' X 14' grade-level doors
- **PARKING:** 2/1,000 SF
- **POWER:** 200 Amps (To Be Verified) 277/480V 3-Phase (expandable). An additional 400 Amp, 277/480V, 3-Phase service is available at the Building Electrical Room
- **~20% IMPROVED AREA FEATURES:**
Improvements include 2 restrooms, kitchenette, 2 private offices, open office area
- **COLUMN SPACING:** 50' X 56'
- Sprinklered
- Concrete paving throughout
- LI Zoning - City of Poway



Project Features

POWAY CORPORATE CENTER

THE PROPERTY

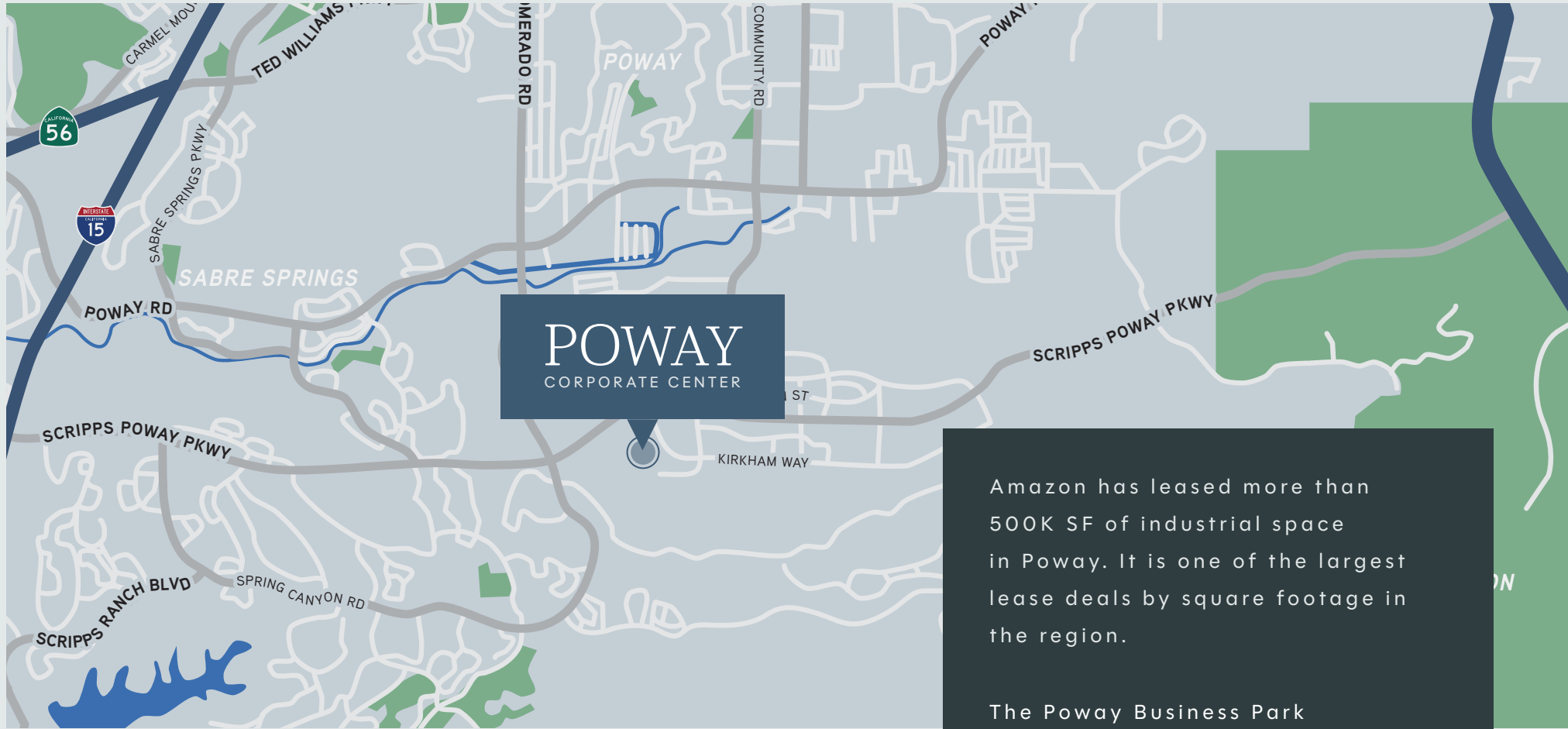
- 11870 Community Road is part of a high-image three-building industrial project in Poway Corporate Center totaling 145,685 SF
- Concrete paving throughout
- Dock-high and grade-level loading, with extra trailer parking available
- Ideal for warehouse / distribution or production and assembly uses

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, tenants have the opportunity to right-size as needed



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 is a vibrant business association of nearly 500 businesses employing $\pm 18,000$ 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



CHRIS WILLIAMS

Senior Vice President
+1 858 646 4743
chris.williams1@cbre.com
Lic. No. 01791013

CYNTHIA CARTER

Senior Associate
+1 858 546 4674
cynthia.carter@cbre.com
Lic. No. 02015870

SEBASTIAN SAK

Associate
+1 858 546 2603
sebastian.sak@cbre.com
Lic. No. 02196608

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.