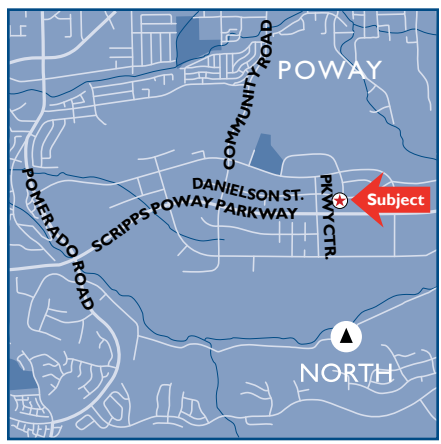
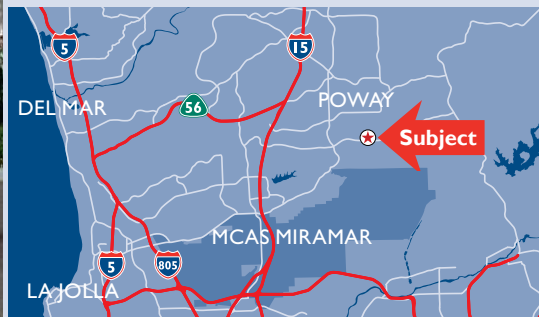


FOR LEASE

Poway MULTI-TENANT INDUSTRIAL

13670 DANIELSON STREET • POWAY, CALIFORNIA 92064



THE SITE

This fine property offers the small industrial user a modern facility with strong individual tenant identity.

THE PROPERTY

- Flexible unit sizes from 1,172 SF to 1,558 SF (suites can be combined for larger tenants up to 2,730 SF)
- 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
- Power supply with a minimum of 100 amps of 3-phase power (110/208V)
- Plenty of parking with a 2.77/1,000 square feet of building area

ACCESS

Strategically located just off Scripps Poway Parkway in the center of the Poway Industrial district. Very close proximity to Interstate 15 and Highway 56.

RATE

Suite D: 1,558 SF (\$0.99/SF*)
Suite E: 1,172 SF (\$1.05/SF*)

*Tenants will be responsible for their own utilities and increases in pro rata share of common area expenses.

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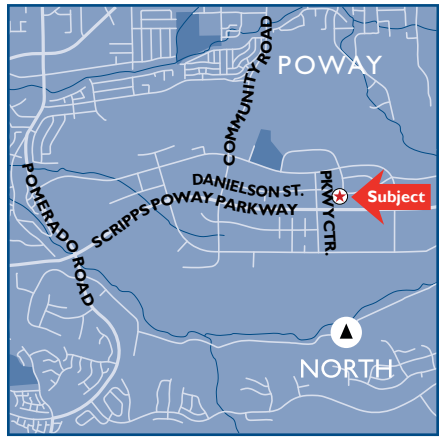
Our Knowledge is your Property

FOR LEASE

Poway

MULTI-TENANT INDUSTRIAL

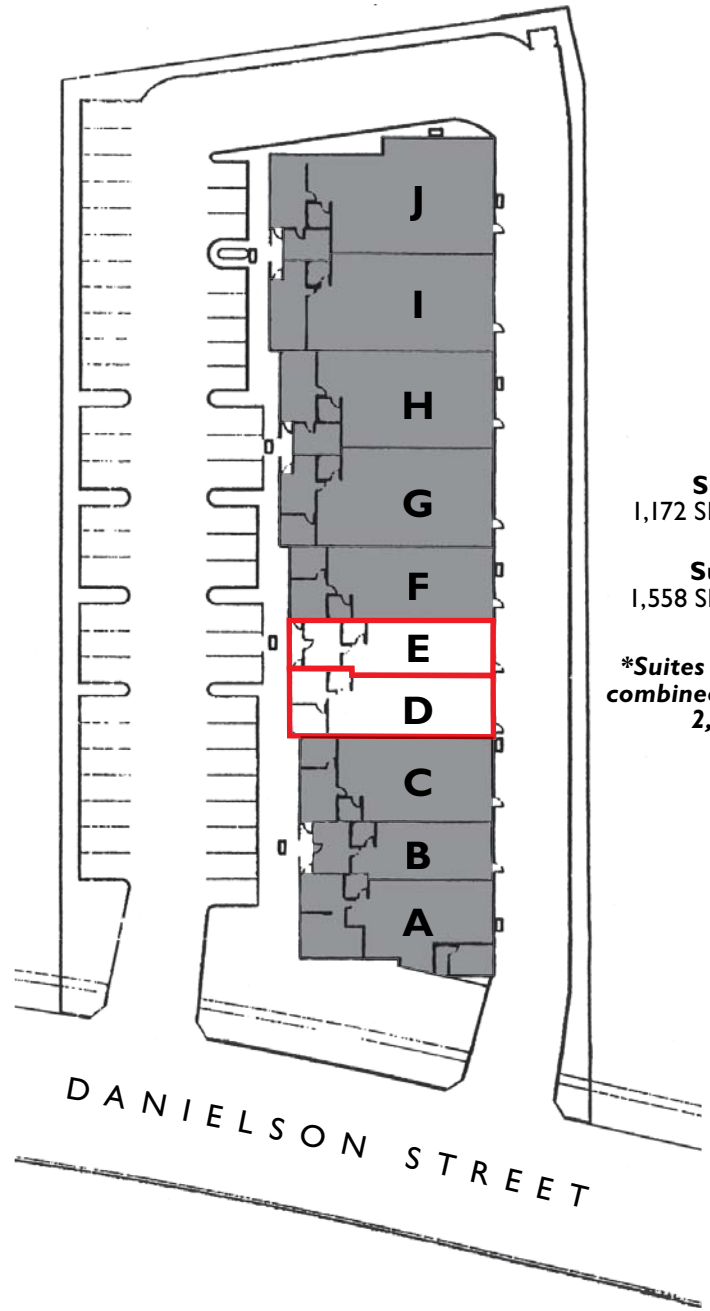
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Suite E*
 1,172 SF—\$1.05 PSF

Suite D*
 1,558 SF—\$0.99 PSF

***Suites D & E can be combined for a total of 2,730 SF.**

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