

# FOR LEASE

29,361 SQUARE FEET  
CORPORATE/  
MANUFACTURING  
BUILDING

12250 IAVELLI WAY  
Poway, CA 92064

12250



**TED CUTHBERT**  
858 636 7988  
ted.cuthbert@colliers.com  
Lic# 00964042

5901 Priestly Drive, Suite 100 | Carlsbad, CA 92008 | [www.colliers.com/carlsbad](http://www.colliers.com/carlsbad)

# FOR LEASE

29,361 SQUARE FEET  
CORPORATE/  
MANUFACTURING  
BUILDING

12250 IAVELLI WAY  
Poway, CA 92064

**TED CUTHBERT**  
858 636 7988  
ted.cuthbert@colliers.com  
Lic# 00964042



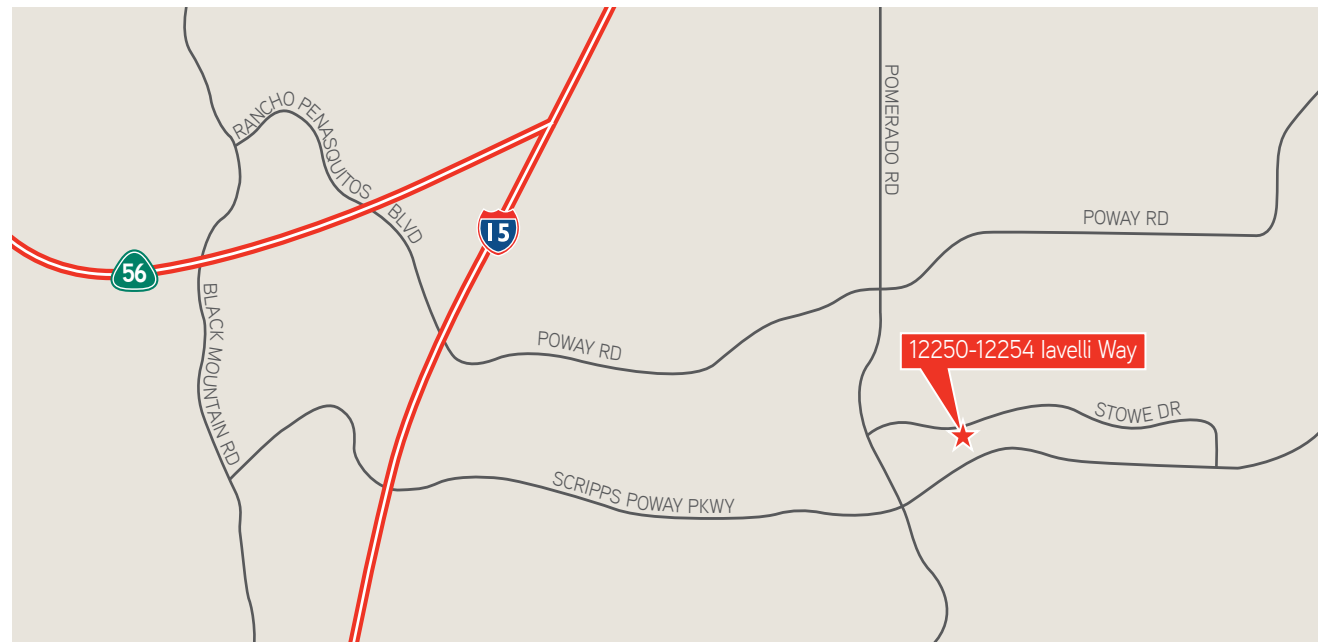
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
www.colliers.com/carlsbad

# BUILDING FEATURES

Rentable SF	29,361 SF
Office Build-Out	17%
Clear Height	22-24 Feet
Parking Ratio	50 spaces
Loading	1 Grade Level Roll-up, 4 Dock High Roll-ups
Zoning	Light Industrial
Gas	To the building
Security	Fences & Gated

**LEASE RATE: \$0.95/SF/MO NET OF OPERATING EXPENSES**

\*ESTIMATED OPERATING EXPENSES \$0.25/SF/MONTH



# FOR LEASE

29,361 SQUARE FEET  
CORPORATE/  
MANUFACTURING  
BUILDING

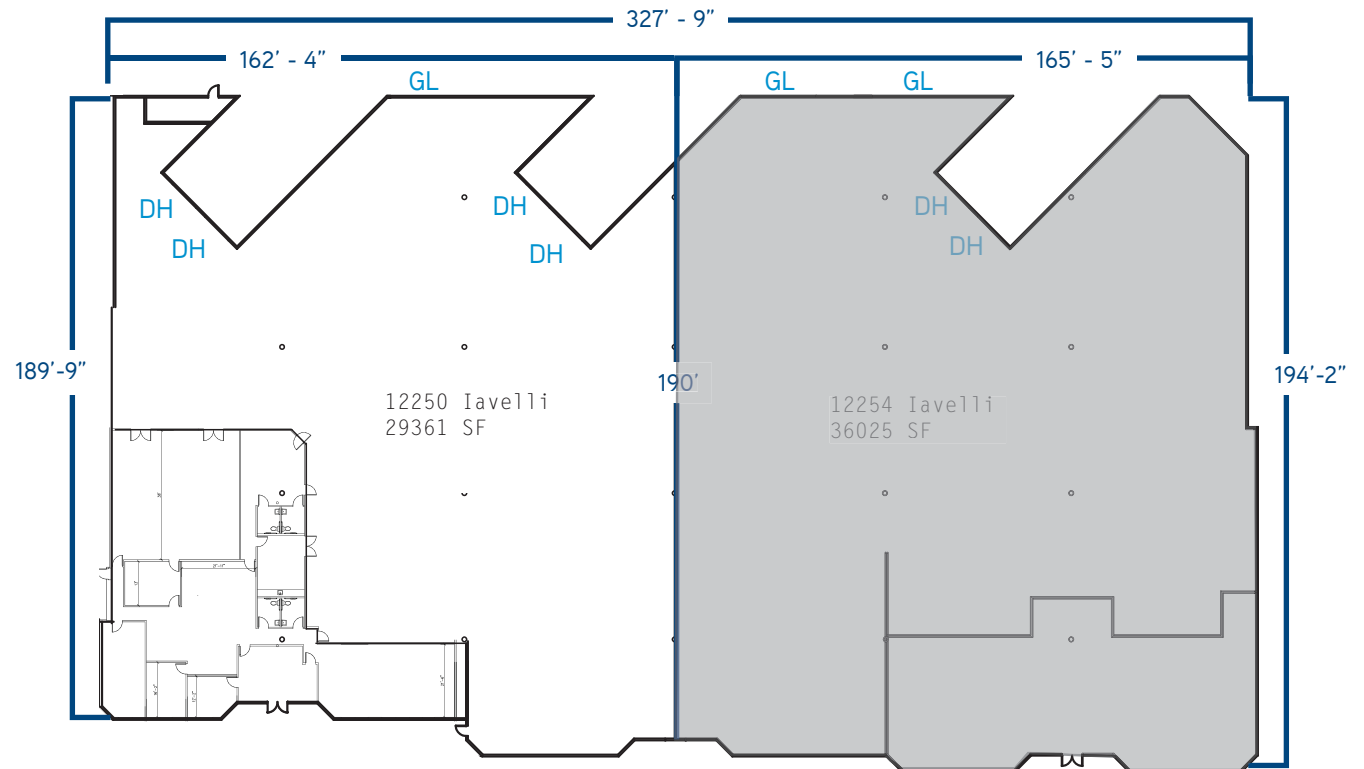
12250 IAVELLI WAY  
Poway, CA 92064

**TED CUTHBERT**  
858 636 7988  
ted.cuthbert@colliers.com  
Lic# 00964042



5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
www.colliers.com/carlsbad

# FLOOR PLAN



First Floor

GL = Grade Level    DH = Dock High



Second Floor



# FOR LEASE

29,361 SQUARE FEET  
CORPORATE/  
MANUFACTURING  
BUILDING

12250 IAVELLI WAY  
Poway, CA 92064

**TED CUTHBERT**

858 636 7988

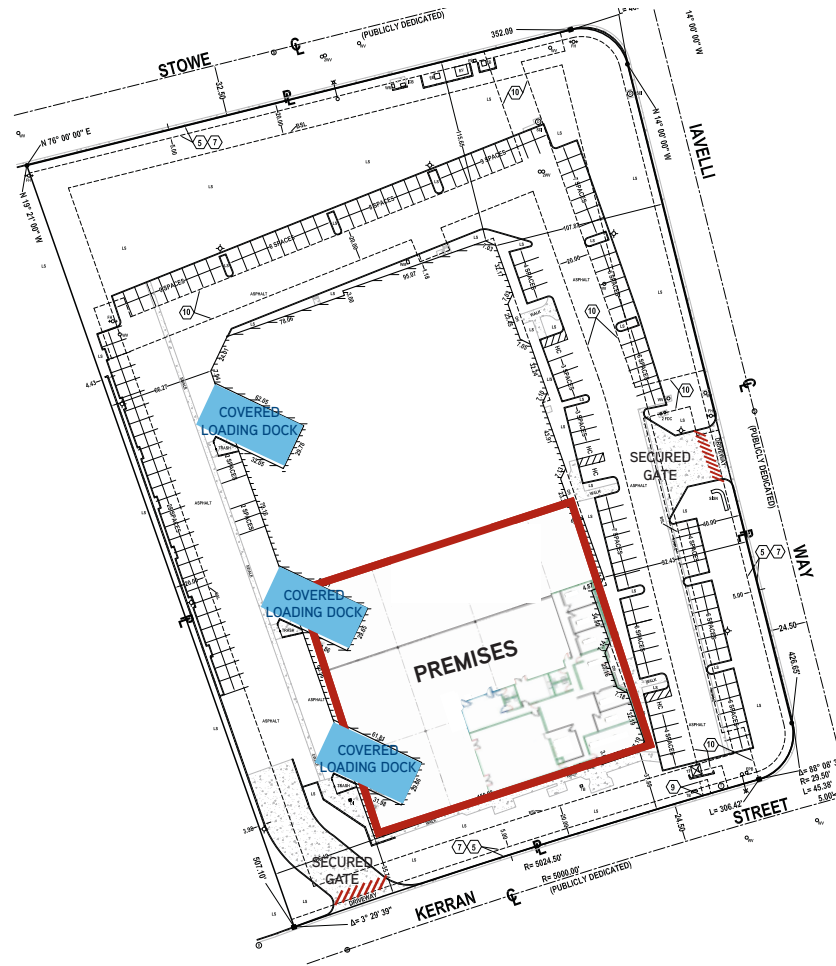
ted.cuthbert@colliers.com

Lic# 00964042



5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
[www.colliers.com/carlsbad](http://www.colliers.com/carlsbad)

# SITE PLAN



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies.