

# 13257 KIRKHAM WAY POWAY, CA 92064

33,653 SF LIGHT INDUSTRIAL BUILDING  
FOR SALE/LEASE

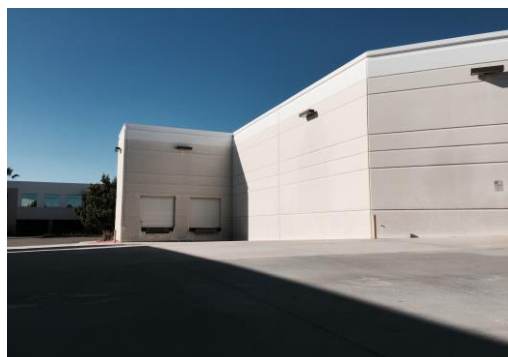


CORNER OF KIRKHAM WAY & TECH CENTER COURT



## PROPERTY FEATURES

<b>FOR SALE/LEASE</b>	33,653 SF
<b>LEASE RATE</b>	\$.85/SF NNN
<b>NNN</b>	\$.13/SF
<b>SALE RATE</b>	\$5,000,000



## PROPERTY FEATURES

- 25,980 SF Warehouse
- 4,612 SF Office
- 3,061 SF Mezzanine
- 22' Min/24' Average Clear Height
- 1600 A 120/208 3 Phase Power
- 2 Dock High and 3 Grade Level Truck Loading Doors
- Fully Sprinklered, .45/3000 GPM
- Good Divisibility
- 2014 Energy Efficient Warehouse Lighting – T5 w/Occupancy Sensors
- Great Window Line
- Concrete Parking
- 2/1,000 Parking Ratio

For more information, please contact:

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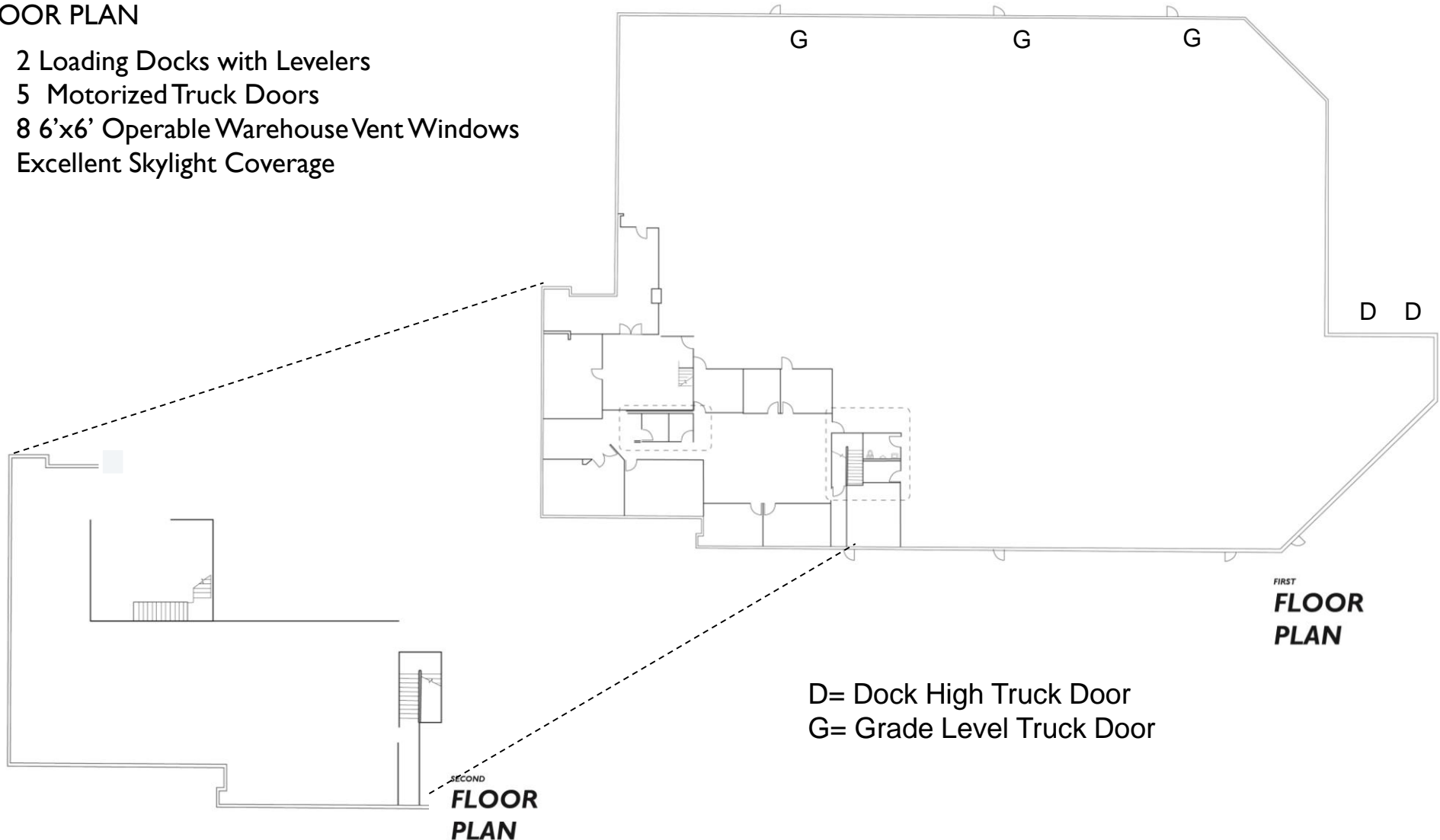
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## Light Industrial Building For Sale/Lease

33,653 SF  
AVAILABLE

### FLOOR PLAN

- 2 Loading Docks with Levelers
- 5 Motorized Truck Doors
- 8 6'x6' Operable Warehouse Vent Windows
- Excellent Skylight Coverage



D= Dock High Truck Door  
G= Grade Level Truck Door

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### SITE PLAN

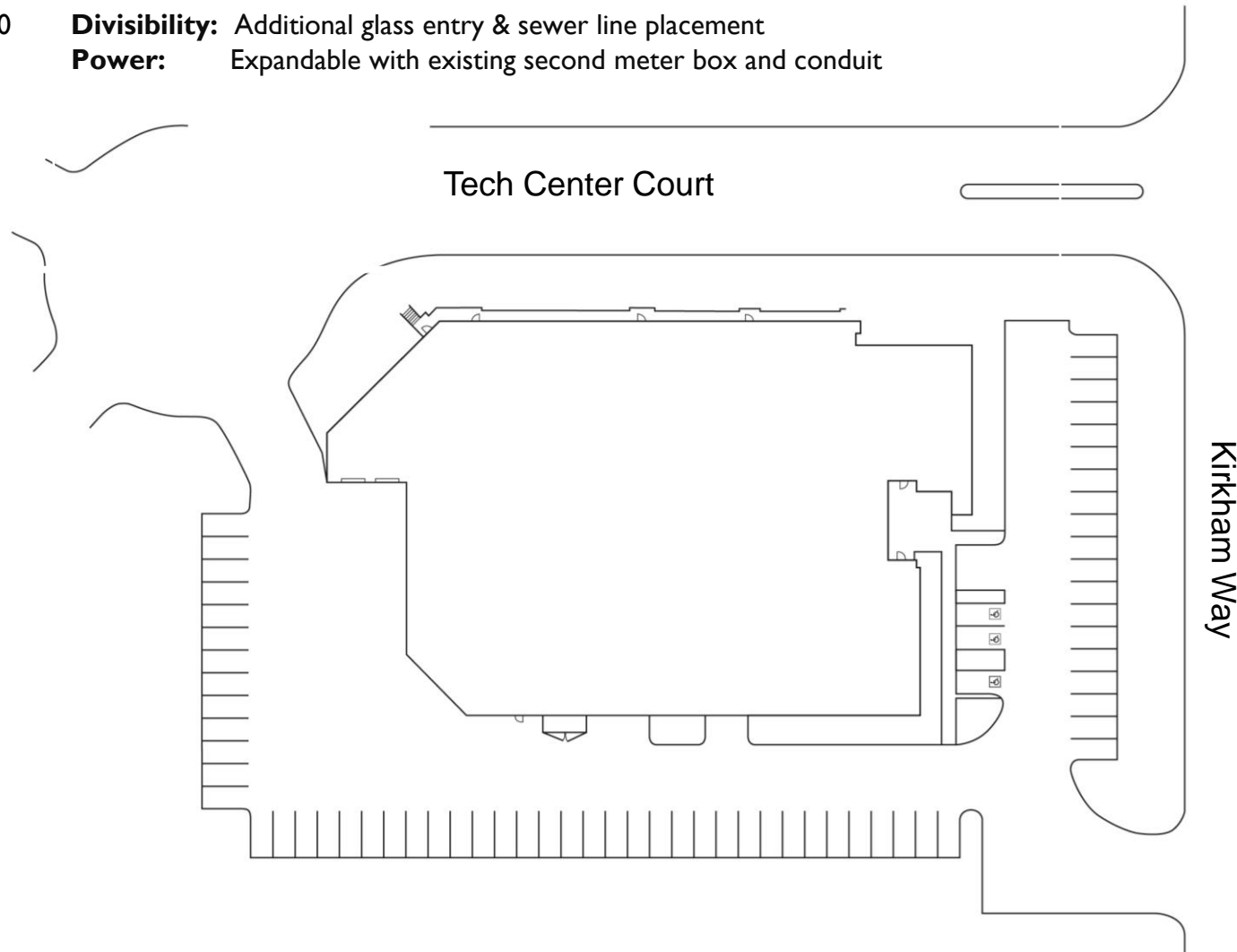
**APN:** 320-220-15-00

**Lot Size:** 1.97 Acre  
85,813 SF

**Parking:** 68 Spaces

**Divisibility:** Additional glass entry & sewer line placement

**Power:** Expandable with existing second meter box and conduit



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### AERIAL OVERVIEW



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