



FOR LEASE

Poway Corporate Center

11880 Community Road,
Suite 330

TED CUTHBERT

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Property Details

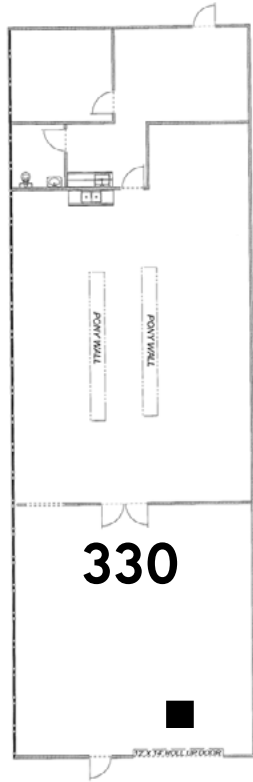
- › Approximately 3,115 SF available
- › Approximately 2,045 SF of improved space
- › Abundant glass line
- › Minimum 22' clear height
- › ESFR sprinklers
- › One 12' X 14' grade-level loading door
- › Parking Ratio: 2/1,000
- › Power: 200 Amp 277-480v
- › Gas service to the building
- › Zoning: LI - City of Poway
- › Concrete paving throughout
- › Part of a 145,685 SF industrial/warehouse project
- › Located at the end of Community Road on a private cul-de-sac
- › Exceptional visibility to Community Rd and access to I-15 via Scripps Poway Parkway and Poway Road and to Highway 67 via Scripps Poway Parkway

LEASE RATE: \$1.25/SF/Month Net of Operating Expenses
(Operating Expenses estimated at \$0.265/SF/Month)

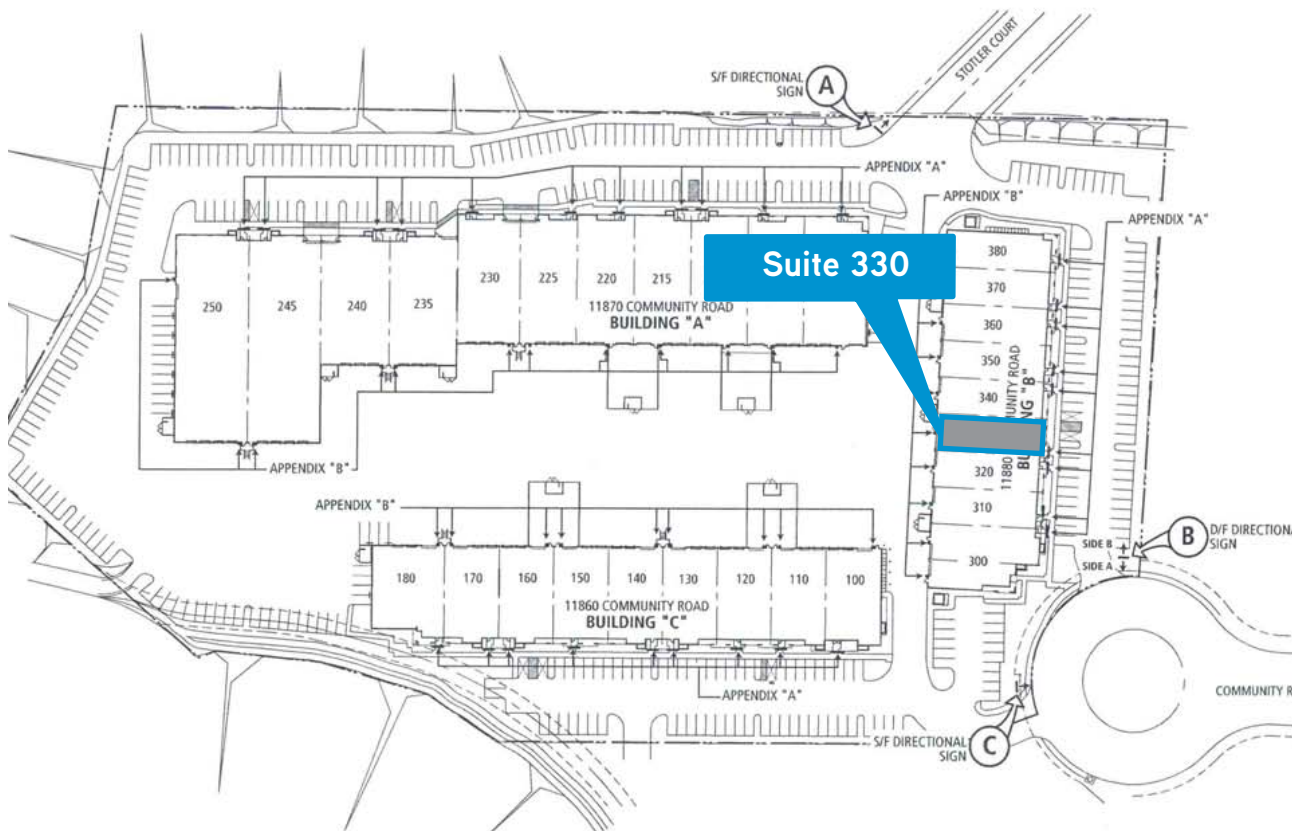
FOR LEASE > 3,115 SF Industrial Suite

Floor Plan

■ 12' x 14' Grade-level loading door



Site Plan



FOR LEASE > 3,115 SF Industrial Suite

Corporate Neighbors and Local Amenities



Contact

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