

12525 STOWE DRIVE POWAY

WAREHOUSE/DISTRIBUTION BUILDING

33,652 s.f. available for lease or sale



12525 Stowe Drive Poway California



12525 STOWE DRIVE, POWAY
33,652 SF WAREHOUSE/DISTRIBUTION BUILDING
AVAILABLE FOR LEASE OR SALE



Real value in a changing world

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Property features

- 33,652 s.f. industrial building consisting of:
 - Approximately 6,300 s.f. of highly improved office space (19% of building improved)
 - Thoroughly renovated in 2008
 - Approximately 27,352 s.f. of warehouse space
- Minimum 24' clear height in warehouse, average height approximately 26'
- Excellent loading and truck access
 - 4 dock-high loading positions (2 double-wide doors)
 - 1 grade-level loading door
 - 2 driveways (one on Stowe Drive & one on Kirkham Road)
- 68 parking spaces (2.02/1,000 s.f.)
- Ample power: 1,600 amps of 120/208 volt, 3 phase/4 wire
- High visibility location on the corner of Stowe Drive and Kirkham Road
- New roof (2009)
- Above standard office finishes including:
 - Upgraded restrooms with granite counter top
 - High image lobby with built-in reception desk and corporate signage wall
 - Executive conference room with glass wall

Lease Rate: \$0.65/s.f. NNN (available w/60-day notice)

Sale Price: \$4,295,000 (\$127.63/sf)



For more information, please contact:

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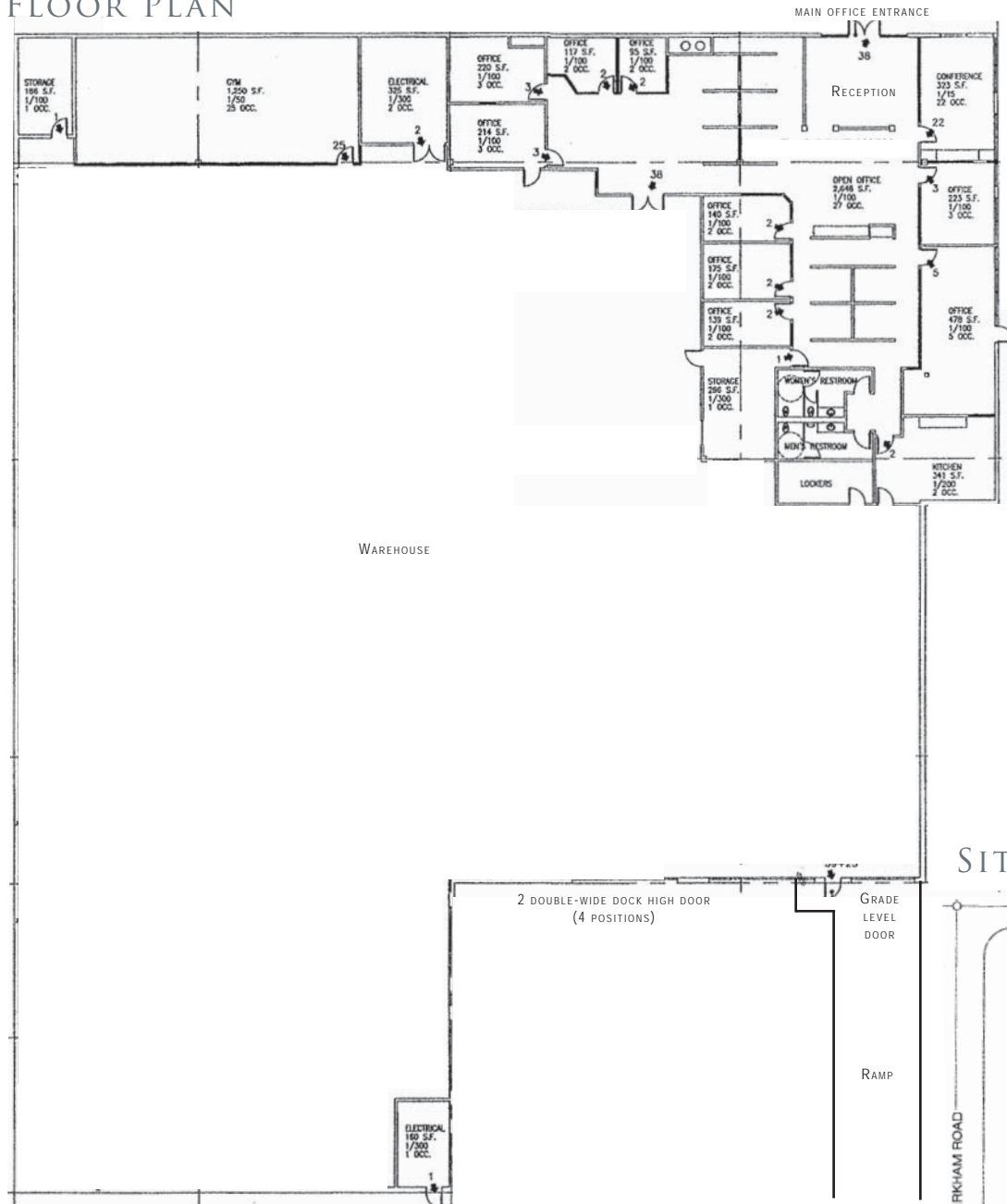
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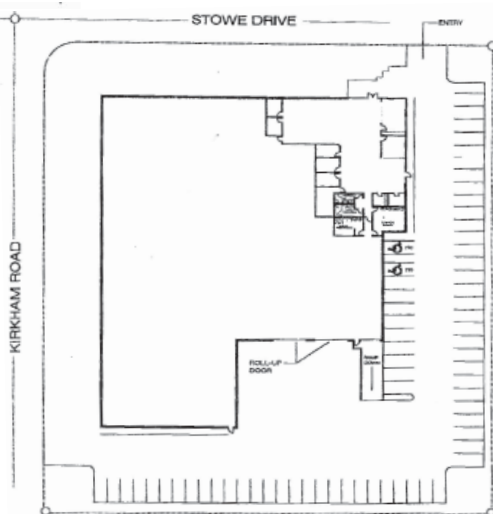
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FLOOR PLAN



SITE PLAN



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