

**FOR LEASE** > INDUSTRIAL SPACE

# Industrial Flex Facility



12140 COMMUNITY ROAD, POWAY, CA 92064



## The Building:

- > Freestanding 37,638 SF flex/warehouse building
- > Approximately 17,380 of office improvements
- > Upgraded executive offices, conference room and lobby
- > Two (2) 9' x 10' dock high doors, two (2) 12' x 14' grade level doors and two (2) 14' x 16' oversized grade level doors
- > 2,200 amps of 120/208 3 phase 4-wire power
- > Sprinklered
- > Insulated and climate controlled warehouse
- > Compressed airlines in warehouse
- > 75 parking spaces (expandable)

## The Property

Zoned LI—City of Poway

## Access

Located just off Scripps Poway Parkway on Community Road. Easy access to I-15 via Scripps Poway Parkway and Poway Road and to Highway 67 via Scripps Poway Parkway



## RENTAL RATE: NEGOTIABLE

Low operating expenses \$0.10 PSF/month

TED CUTHBERT  
Senior Vice President  
858 636 7988  
CARLSBAD, CA  
ted.cuthbert@colliers.com  
Lic# 00964042

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

# 12140 Community Road > Floor/Site Plans

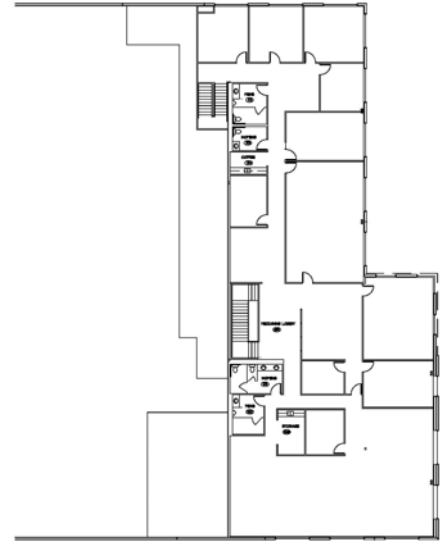
## First Floor

Includes Approx. 9,590 SF of office

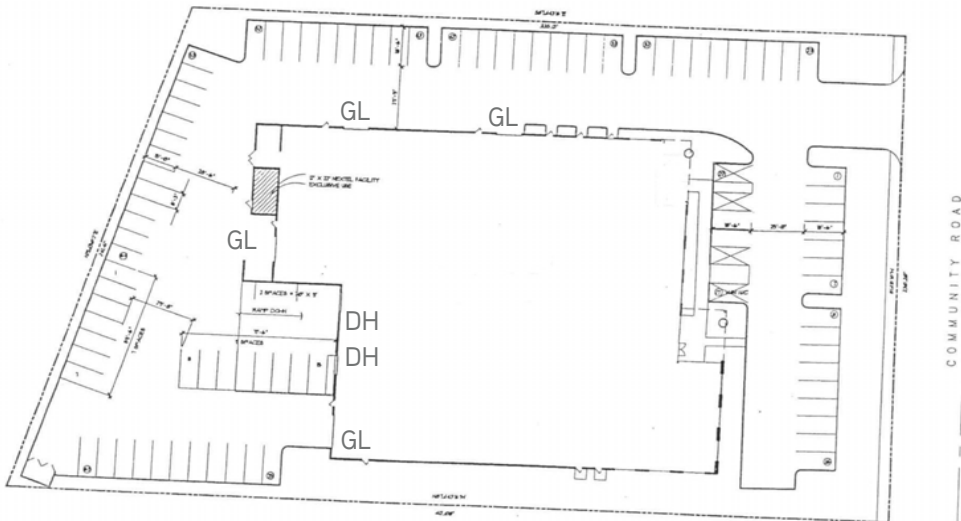


## Second Floor

Includes approx. 7,790 SF of office



## Site Plan



DH = Dock High

## Contact Us

TED CUTHBERT  
Senior Vice President  
858 636 7988  
CARLSBAD, CA  
[ted.cuthbert@colliers.com](mailto:ted.cuthbert@colliers.com)  
Lic# 00964042

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

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.

