

YOUR NAME HERE

13871

DANIELSON STREET

POWAY, CALIFORNIA 92064

AVAILABLE FOR SALE IN POWAY

RANDY LACHANCE, SIOR Senior Vice President
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GREG MARX, Associate
858.458.3302 [Direct]

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REAL ESTATE SERVICES

PROPERTY FEATURES

13871 Danielson Street is a 10,080 square foot, freestanding, single story industrial/manufacturing building located in the Scripps Poway Business Park. The property offers excellent accessibility to Scripps Poway Parkway along with the following features:

- » 10,080 Rentable Square Feet
- » 10% Office
- » Single Story
- » 20 Parking Spaces Total (13 Reserved Spaces, 7 Visitor Spaces)
- » 800 Amps with 480V Transformer
- » Skylights
- » 2 12'x14' Grade Level Doors
- » Zoned LI
- » 22' Clear Height
- » Fully Sprinklered
- » Industrial Sink

SALE PRICE: \$1,905,120 (\$189 PSF)

- » Scripps Poway Business Park Owners Association Dues - \$675/Mo.
- » Poway Assessment Fees - \$36/Mo.

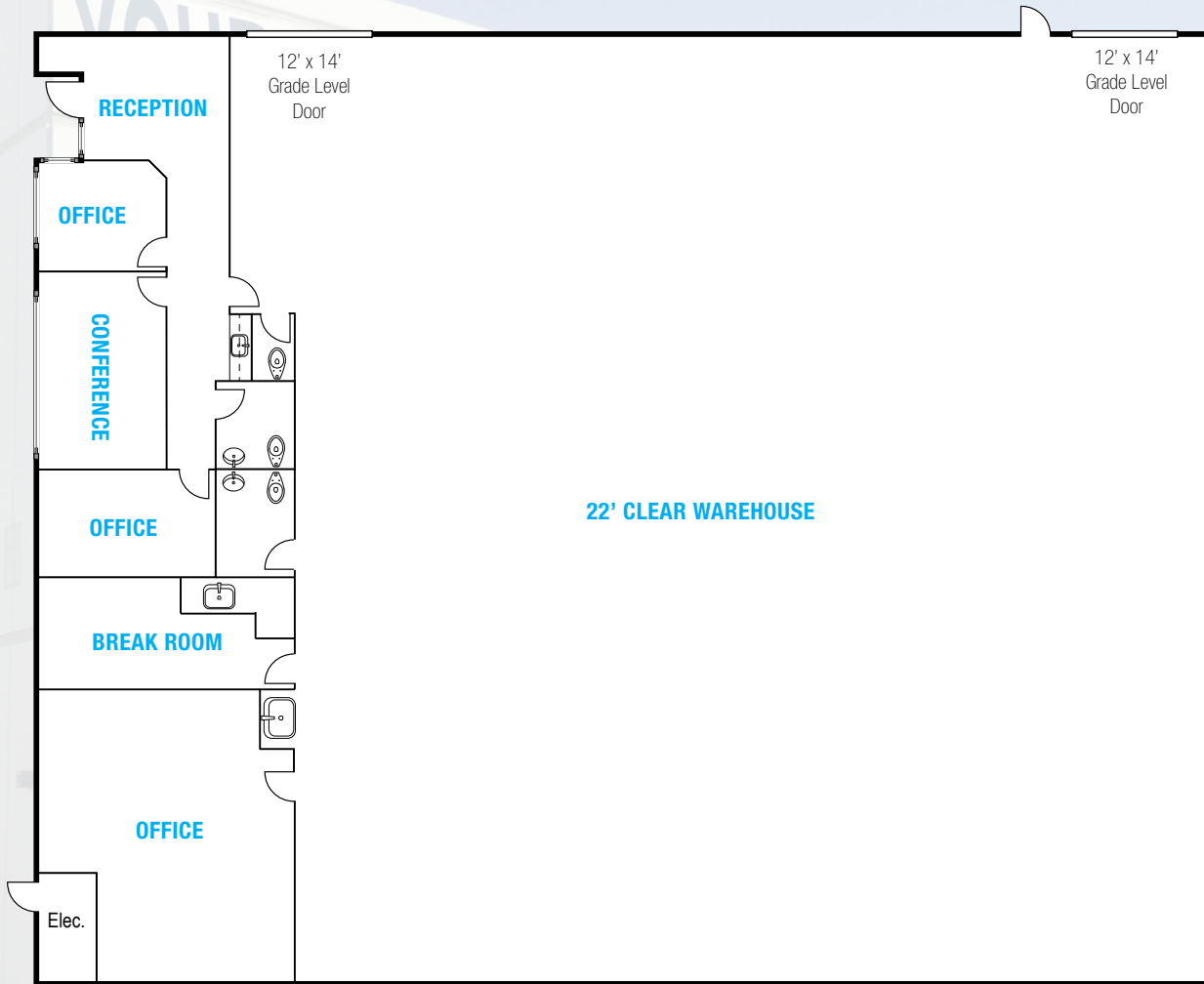
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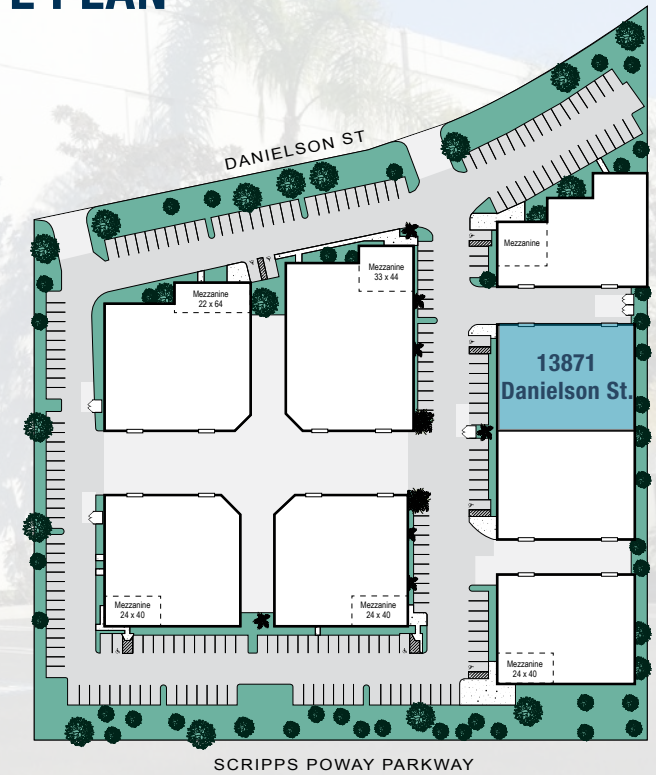
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FLOOR PLAN



SITE PLAN



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