

**BACK ON THE
MARKET**

**EXECUTIVE DESK
COMPANY**

**FOR
SALE**

13861 DANIELSON STREET
POWAY, CALIFORNIA 92064
± 10,080 SQ. FT. INDUSTRIAL

TIM GOSSELIN
Vice President
(760) 822-3730
tgosselin@lee-associates.com
CalBRE Lic#: 01495432

FOR SALE

13861 DANIELSON STREET
POWAY, CALIFORNIA 92064

± 10,080 SQ. FT. INDUSTRIAL

FEATURES:

- 10% Office improvements
- Power: 800 Amps, 277/480 Volt, 3-Phase
- 1 Grade-level roll-up door
- 1 Dock-high loading door
- 22' Ceiling height
- Extensive racking system in warehouse
- 2.14/1,000 Parking ratio
- 36 Panel solar system

SALE PRICE:

\$2,217,600.00 OR \$220/SF

Monthly Association: \$645.00

For more information, please contact:

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COMMERCIAL REAL ESTATE SERVICES

1900 Wright Place, Suite 200 Carlsbad, CA 92008 P: 760-929-9700 F: 760-929-9977 www.lee-associates.com/sandiegonth

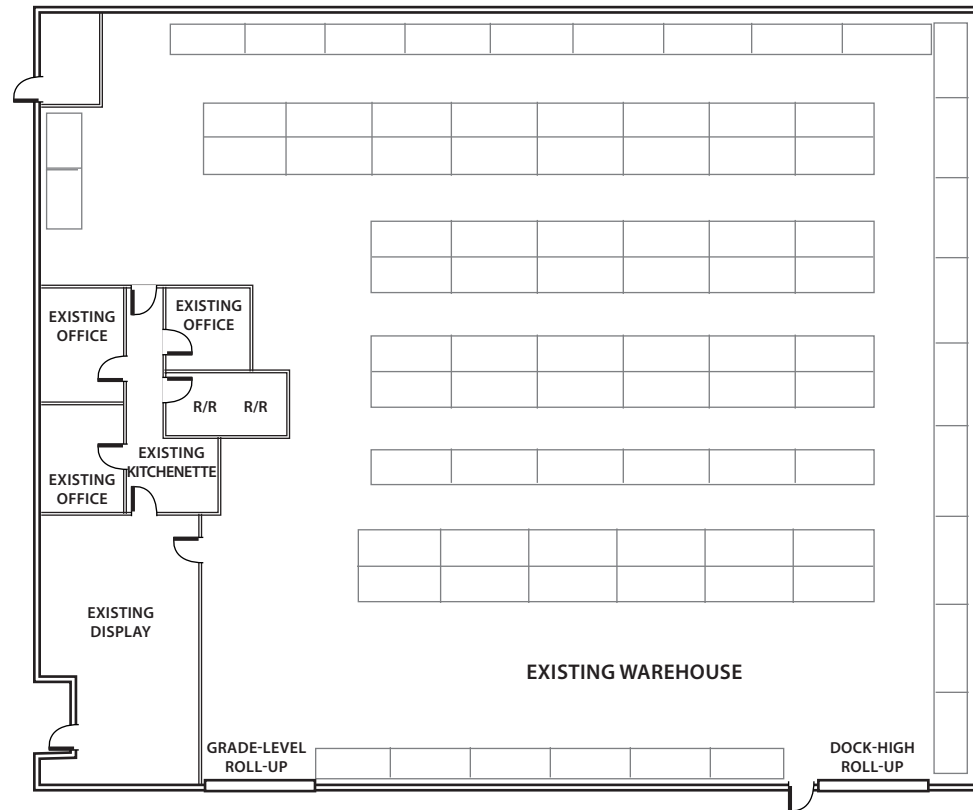
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PROPERTY FLOORPLAN

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 : EXISTING EXTENSIVE RACKING SYSTEM NEGOTIABLE



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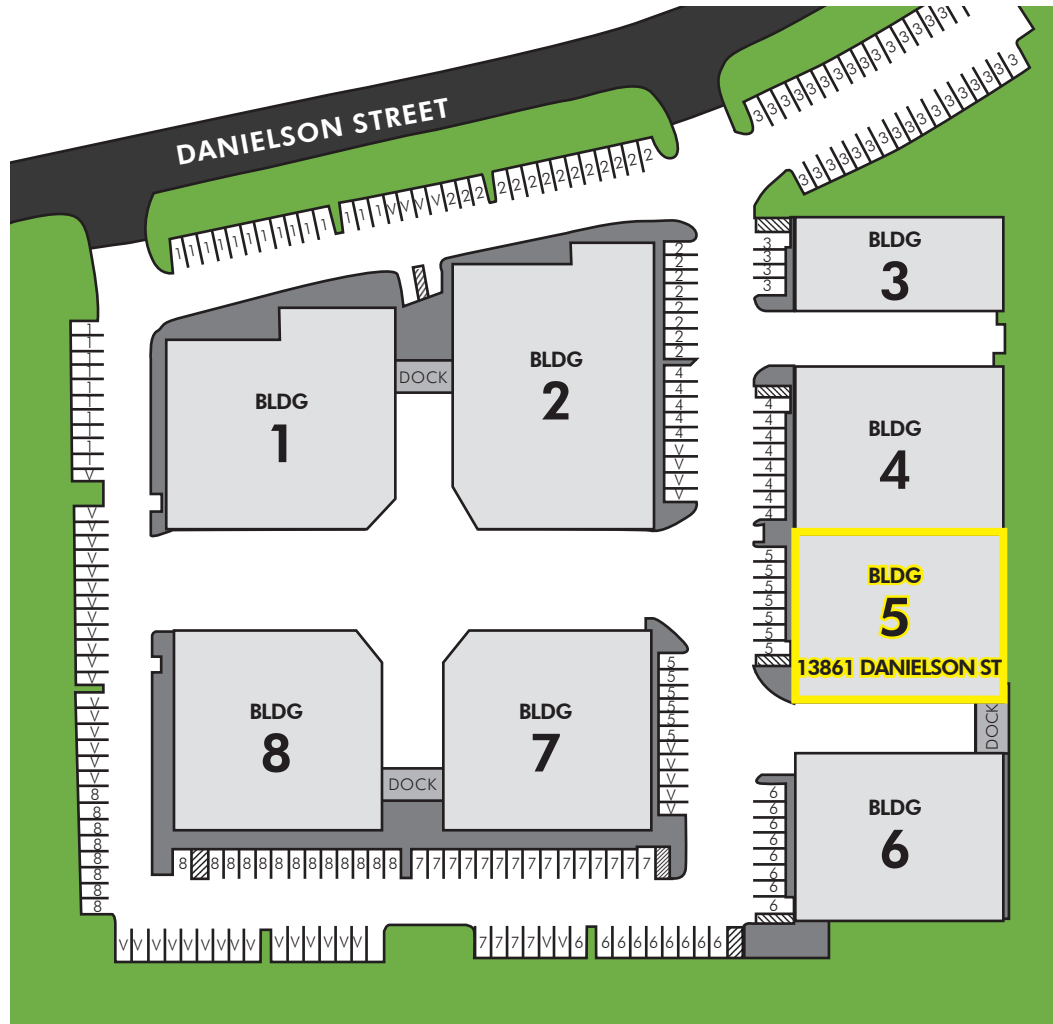
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BUSINESS PARK SITEPLAN

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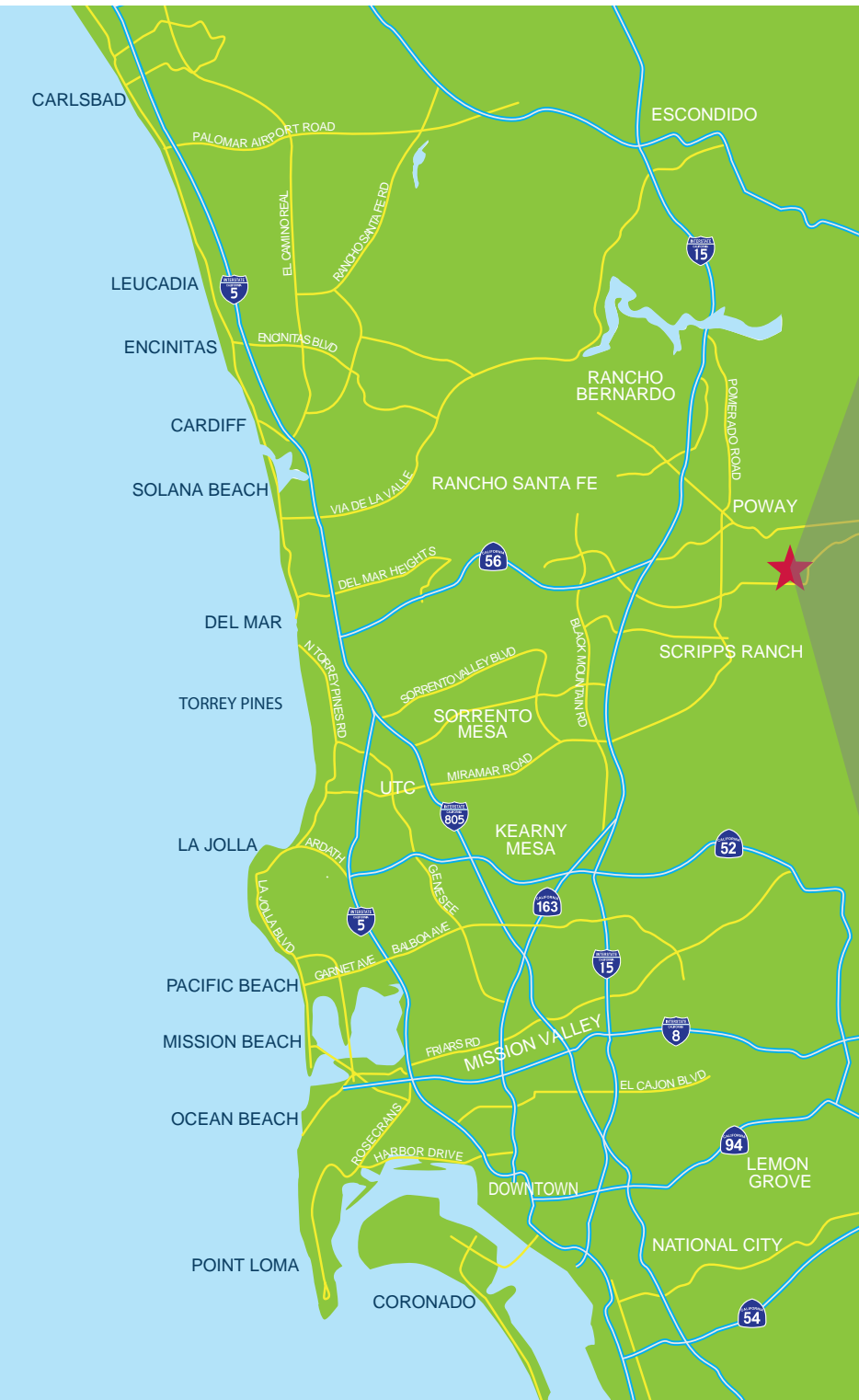
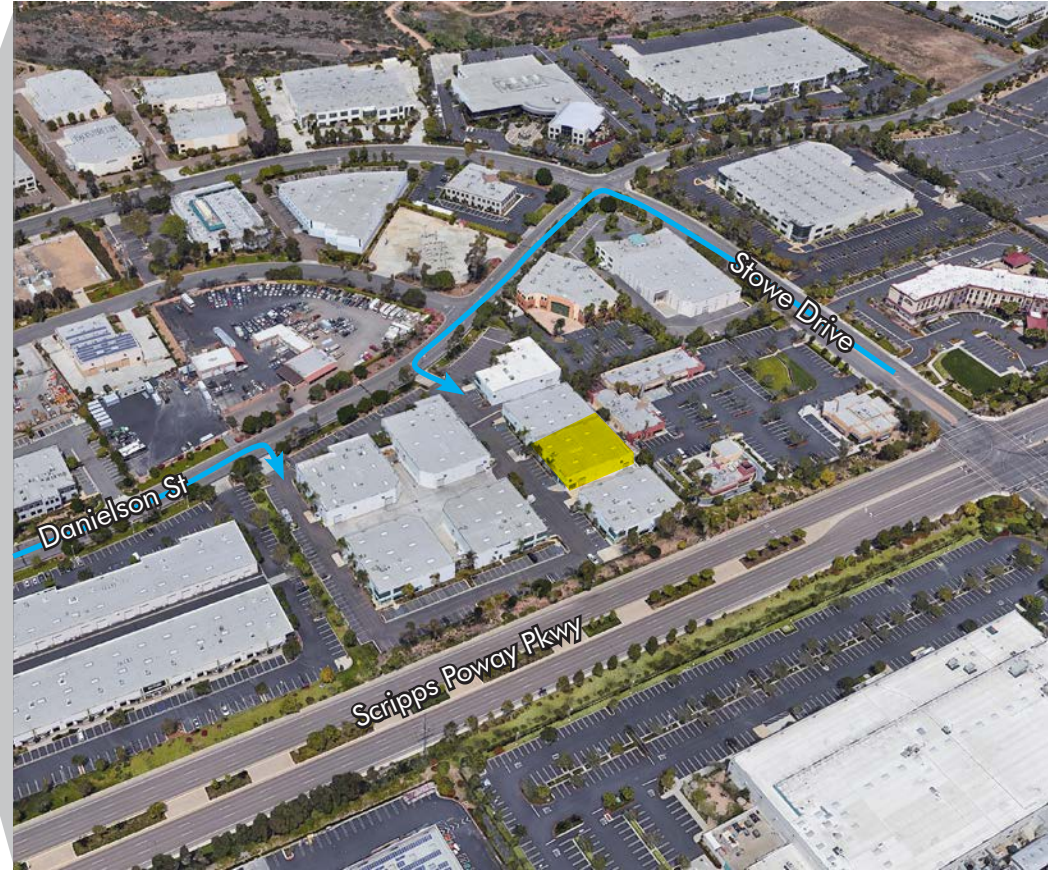
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AERIAL MAP

13861 DANIELSON STREET
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