

RIDGEVIEW BUSINESS PARK

14177, 14253 & 14311 Kirkham Way, Poway, California

FOR LEASE

[HOME](#) | [OVERVIEW](#) | [MASTER SITE PLAN](#) | [BUILDING SITE PLANS](#) | [AERIAL](#) | [LOCATION MAP](#)

THREE NEW INDUSTRIAL BUILDINGS
DELIVERING 2ND QUARTER 2018

NOW UNDER CONSTRUCTION



A development by



Contact

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Overview

Three newly constructed industrial/R&D buildings

Two buildings available for lease - 70,000 SF and 80,500 SF (152,000 SF building is leased)

High image buildings with canyon views

Centrally located in San Diego's Poway submarket

28' average minimum clear height

Dock and grade level loading

Zoned IP (Poway)

ESFR sprinklers with K25 heads

Skylights throughout

Up to 4,000 amps, 480/277 volts of power

Available 2nd quarter 2018

Rental rate: negotiable



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14177 Kirkham Way



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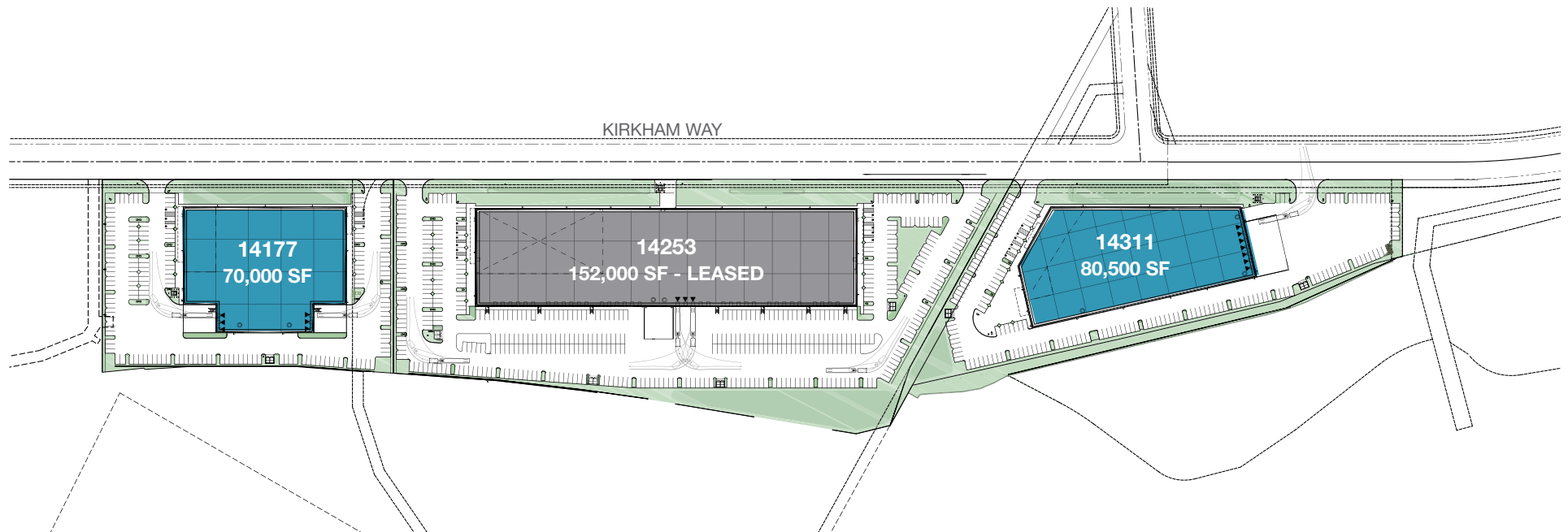
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Master Site Plan



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14177 Kirkham Way

70,000 SF free-standing building

63,500 SF footprint

6,500 SF mezzanine

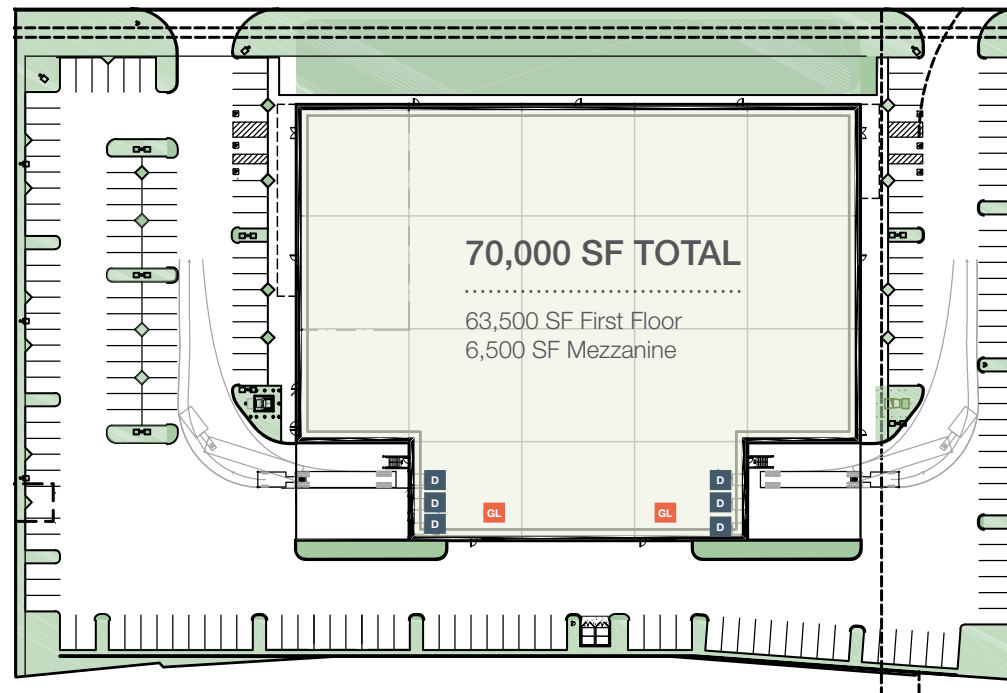
6 dock loading doors

2 grade loading doors

2.64/1,000 parking

Up to 4,000 amps, 480/277 volts
of power

ESFR sprinklers with K25 heads



GL GRADE LEVEL DOOR

D LOADING DOCK

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14311 Kirkham Way

80,500 SF free-standing building

72,000 SF footprint

8,500 mezzanine

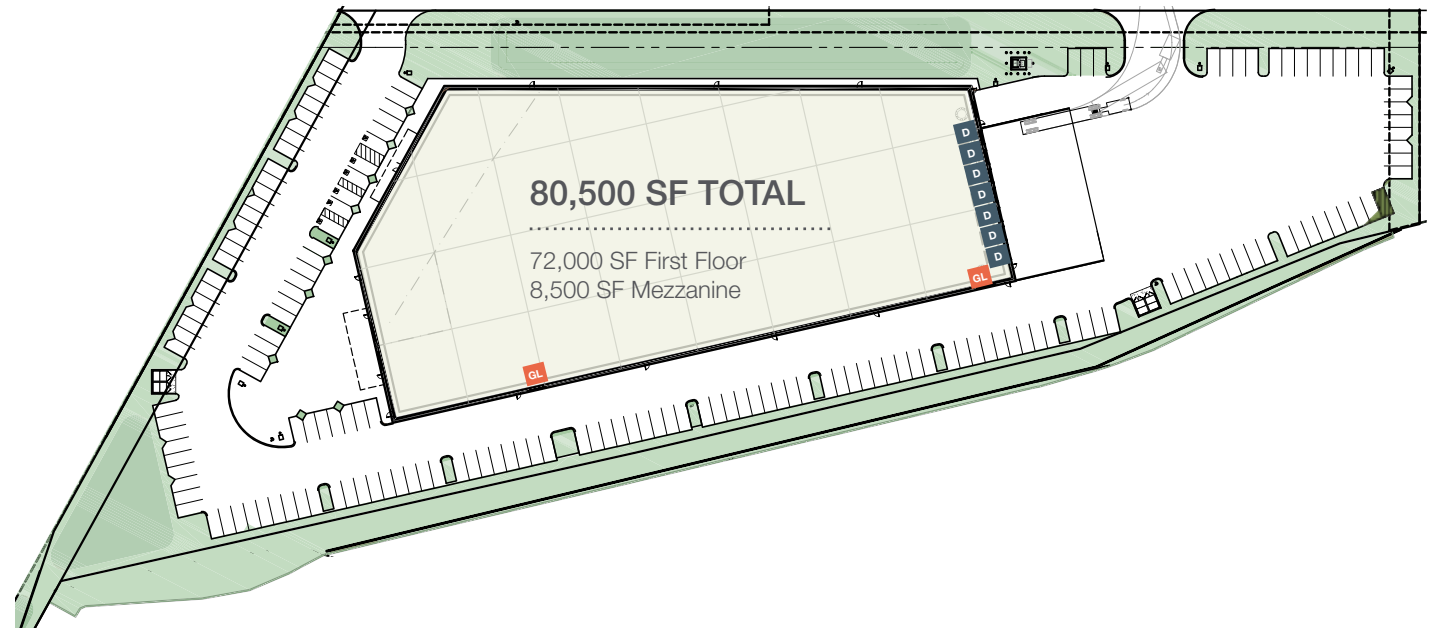
7 dock loading doors

2 grade loading doors

2.1/1,000 parking

Up to 4,000 amps, 480/277 volts
of power

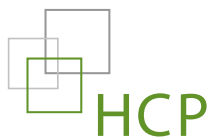
ESFR sprinklers with K25 heads



GL GRADE LEVEL DOOR

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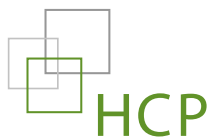
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Corporate Neighbors



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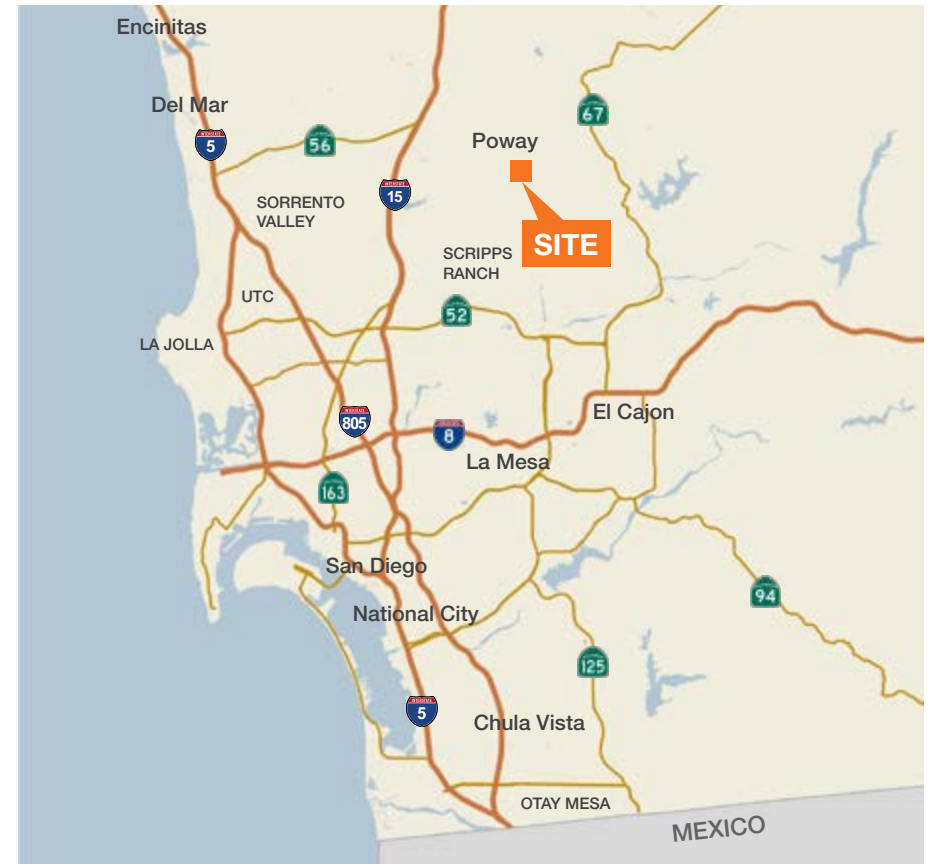
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Location

Ridgeview Business Park is located in the prestigious South Poway Business Park, which is one of the newest and most centrally located commercial real estate markets in San Diego County. Ridgeview Business Park is located approximately 5 miles east of the Interstate 15 freeway, accessed just off of Scripps Poway Parkway via Stowe Drive or General Atomics Way.

The City of Poway is a desirable place to live and work. It has one of the lowest crime rates in San Diego County and Poway Unified School District is nationally recognized as one of the best in the State of California. Numerous large corporations have locations in Poway such as General Atomics Aeronautical Systems, Teledyne, GEICO, Sysco, L3 Communications and SAIC.



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