

For Lease

**12367
CROSTHWAITE
CIRCLE, POWAY**

Rare opportunity to
lease a 192,629 SF
industrial/R&D space
in Central San Diego

Exclusively Listed By

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RENOVATIONS UNDERWAY





Building Specifications and Features

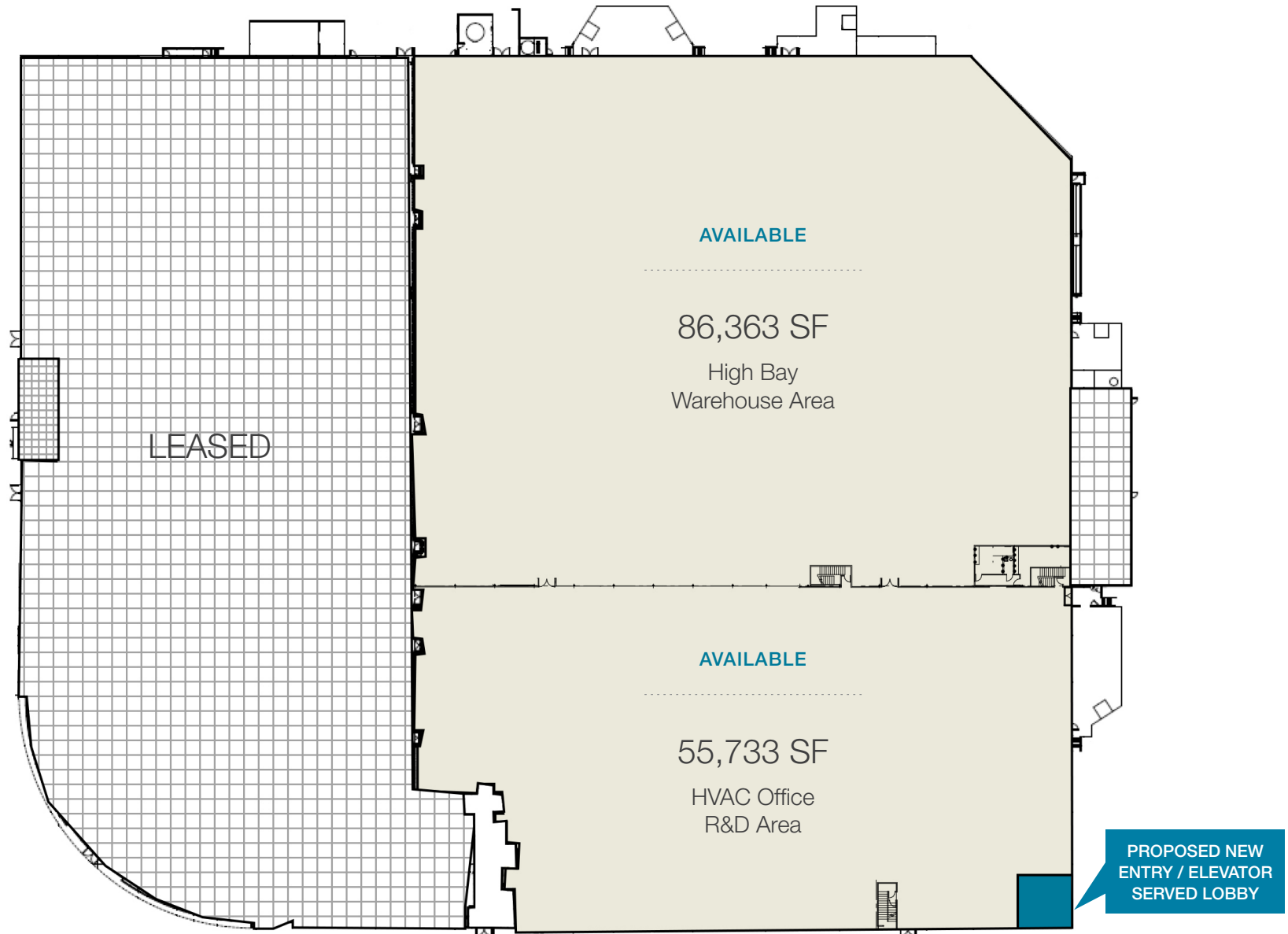
Building Type	Industrial/Flex R&D	Grade Doors	One	Office/R&D	±53%
Building Size	339,337 SF	Dock Positions	Five (expandable)	High Bay Warehouse	±47%
Space Available	192,629 SF	Sprinklers	Yes	Skylights	Yes
Stories	One plus mezzanine	Power	4,000 amps, 480/277 volts	Natural Gas Service	Yes
Ceiling Height	27' minimum	Parking	3/1,000	Date Available	Q1 2017
Column Spacing	40' x 60'	Zoning	IP	Lease Rate	Negotiable

Site Plan



First Floor Layout

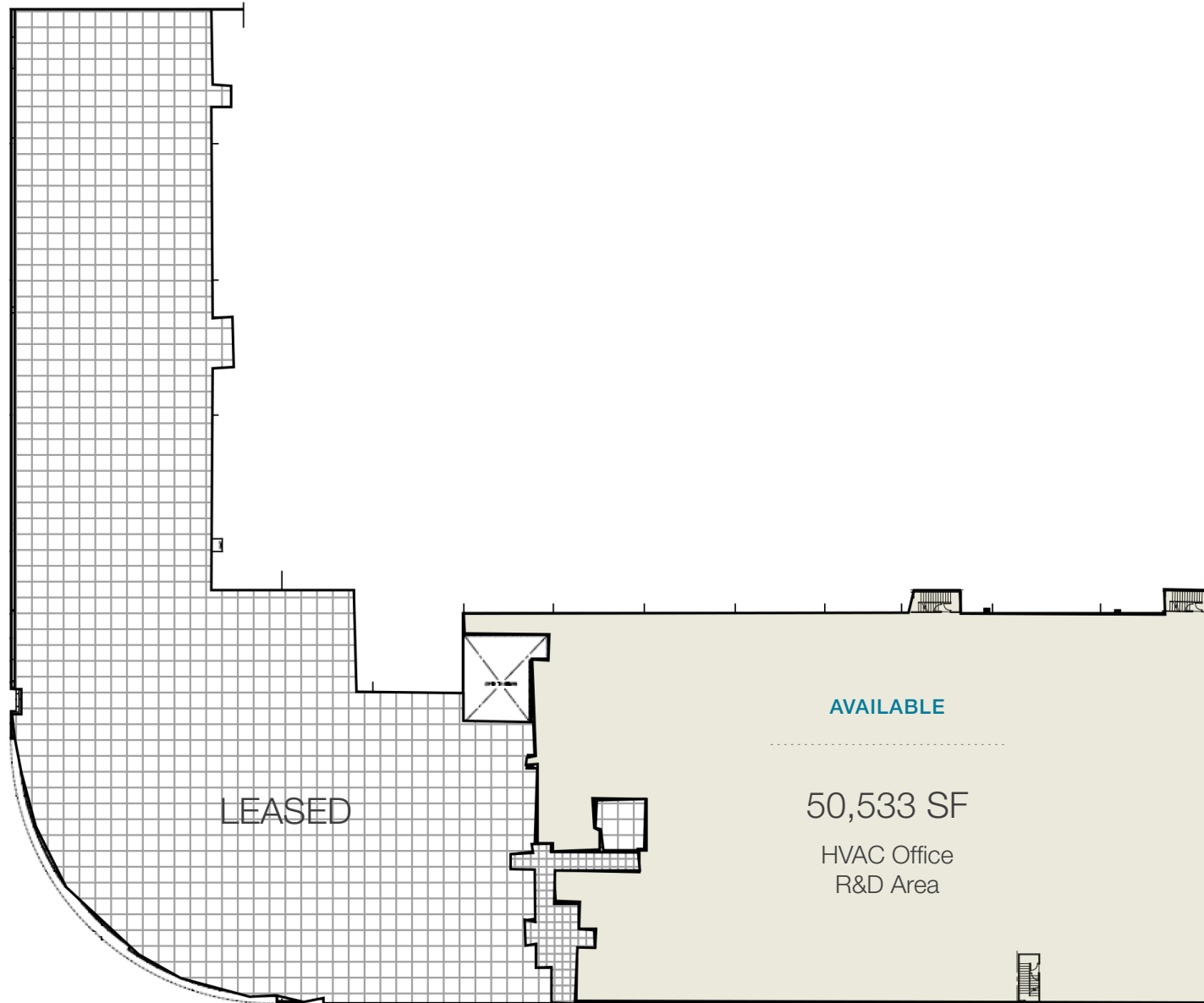
142,096 SF



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Second Floor Layout

50,533 SF



Location Map



12367 Crosthwaite Circle 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. The property is located approximately 4 miles east of the Interstate 15 freeway and a block north of Scripps Poway Parkway.

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, Teledyne, GEICO, Sysco, L3 Communications and Rockwell Collins.



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Site Aerial



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