



# For Sale

## ± 8,046 SF Flex Building

12155 Paine Place, Poway, CA 92064

123 STREET NAME  
CITY, STATE



NEWMARK



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### Property Features:

- Flex/ Light Manufacturing Building
- 50% Office/50% Warehouse
- Functional improvements
- New Roof (in progress, 10-year warranty)
- Grade-Level Loading Door
- 18' Clear Height
- Solar tubes on dimmer switches
- Updated LED parking lot lighting
- 400 amp/120-208v/3phase
- Excellent natural light
- Visible corner parcel
- Built in 1999
- 16 Parking spaces (2.01/1,000)
- APN: 317-271-10
- 0.52 Acres land area

**Sale Price:        \$2,100,000**

*For information, please contact:*

**Justin Maiolo**

*Associate Director*

t 858-875-3615

[justin.maiolo@ngkf.com](mailto:justin.maiolo@ngkf.com)

CA RE Lic. #01910958

**Brent Bohlken**

*Senior Managing Director*

t 858-875-3616

[bbohlken@ngkf.com](mailto:bbohlken@ngkf.com)

CA RE Lic. #01022607

**NEWMARK**

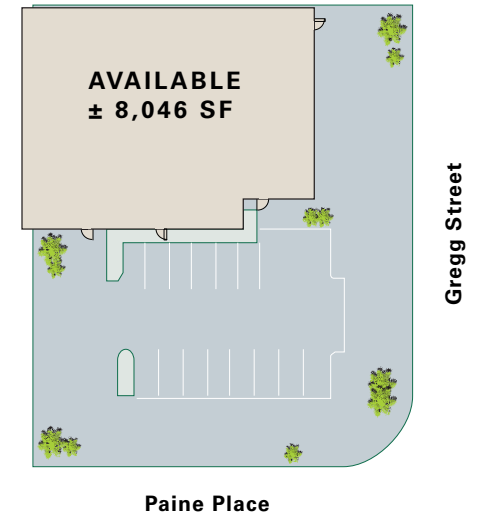
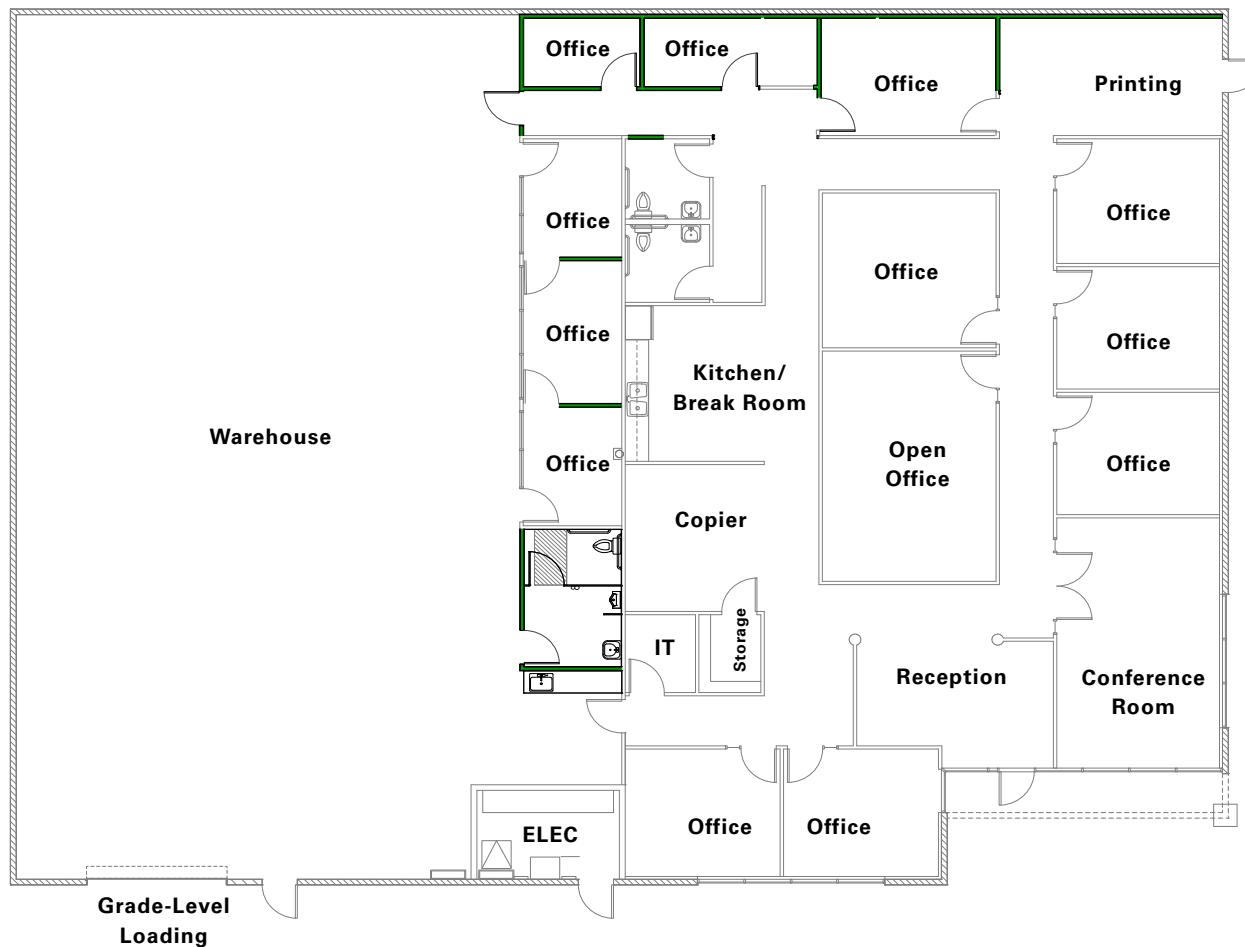
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### FLOOR PLAN

± 50% OFFICE/50% WAREHOUSE



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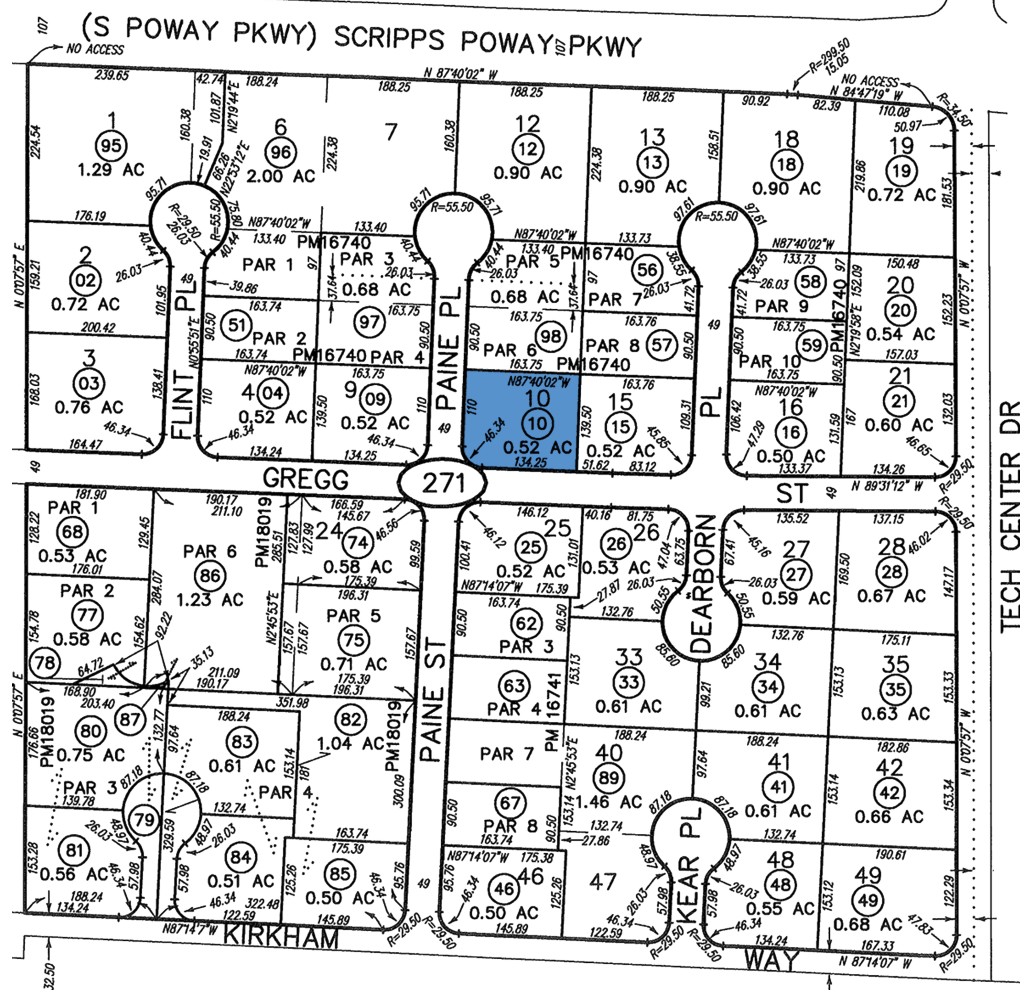


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### PARGEL MAP



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# For Sale | ± 8,046 SF Industrial Building

12155 Paine Place, Poway, CA 92064

TECH CENTER DRIVE

SITE

GREGG STREET

PAINE PLACE

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**San Diego Office**

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t 858-875-3600

Corporate License #01355491

**NEWMARK**

The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark that broker shall not look to Newmark for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark's client.