

12200  
THATCHER CT

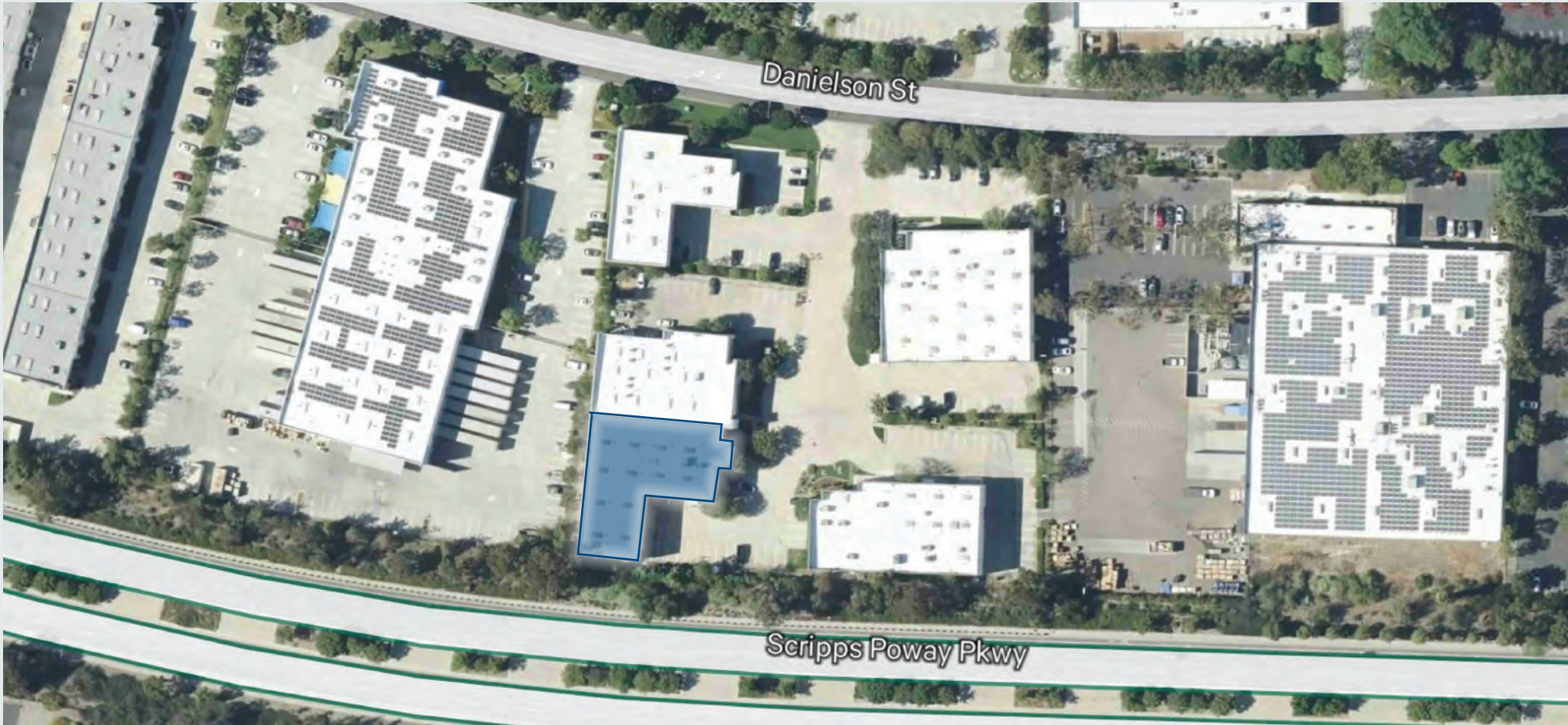
11,502 SF

SINGLE-TENANT INDUSTRIAL BUILDING



**CBRE**

FOR LEASE | POWAY, CALIFORNIA



# Property Highlights

12200 THATCHER CT



**\$1.99 PSF/MO**  
RENTAL RATE  
INDUSTRIAL GROSS



**NOW**  
AVAILABLE

# Property Details

12200 THATCHER CT

12200 Thatcher Ct. is a single-tenant industrial warehouse property located in the Poway submarket. Built in 1998, this building totals 11,502 square feet, which includes an approximately 1,200 SF permitted mezzanine, on a 0.77-acre lot and is configured for single-tenant occupancy.

The property is ideal for storage, production, fabrication, manufacturing, assembly, and packaging uses, and includes on-site surface parking within a suburban industrial setting.

- **TOTAL SIZE:** 11,502 SF (Includes approximately 1,200 SF of permitted mezzanine)
- **CLEAR HEIGHT:** Minimum 20'
- **LOADING:** Two 12' x 14' grade-level doors
- **PARKING:** 2.00/1,000 (23 spaces)  
Additional parking available on the cul de sac
- **POWER:** 1,000 Amps 120/208V with 480v transformer
- **SECURITY:** Property includes established security infrastructure
- **CONCRETE PAVING THROUGHOUT**
- **SIGNAGE:** Prominent visibility from Scripps Poway Parkway
- EV Pedestal Car Charger

# Floor Plan Layout

## AS-BUILT FLOORPLAN

Floor plan provided for general reference only, and may not be to scale.

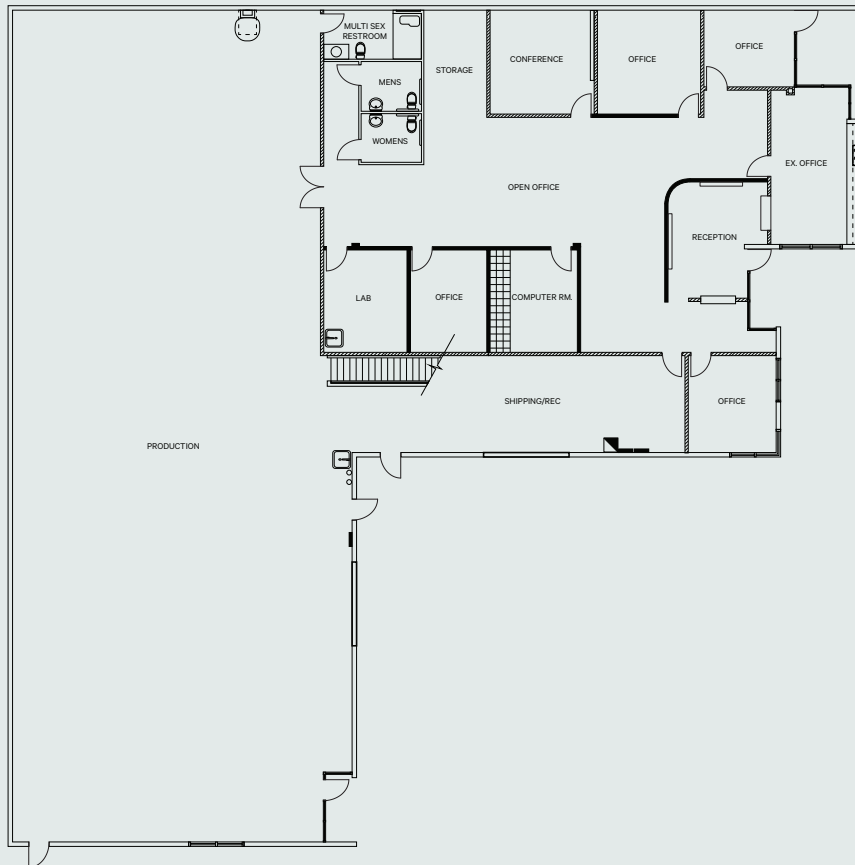


**11,502**  
Square Footage

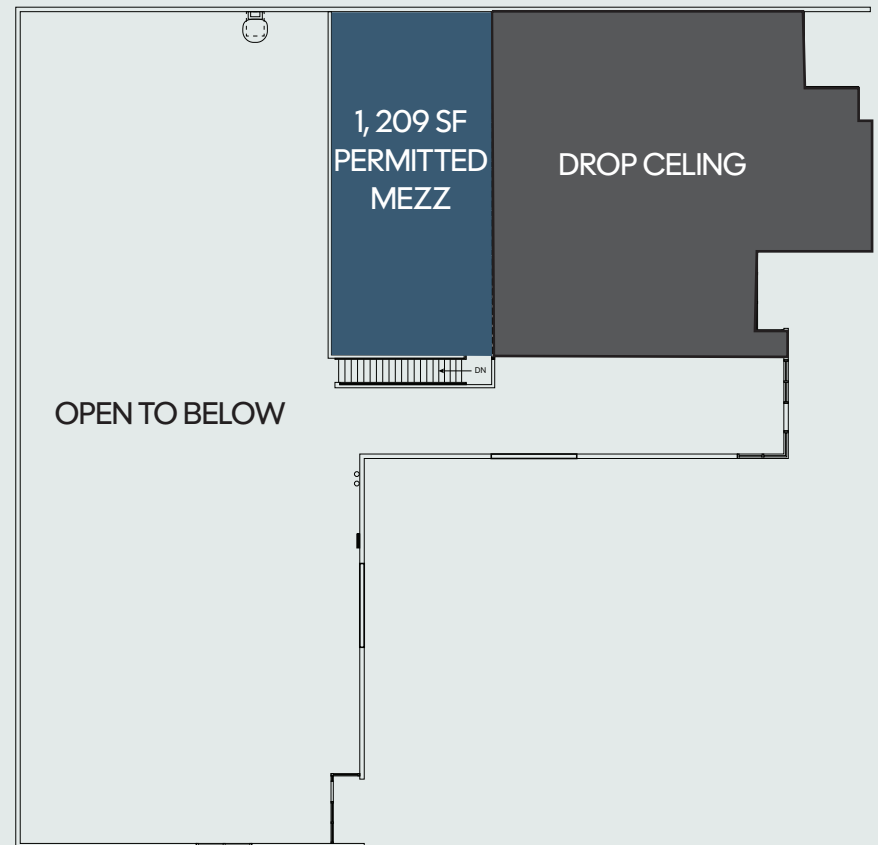


**\$1.99**  
Price per SF

### FIRST FLOOR

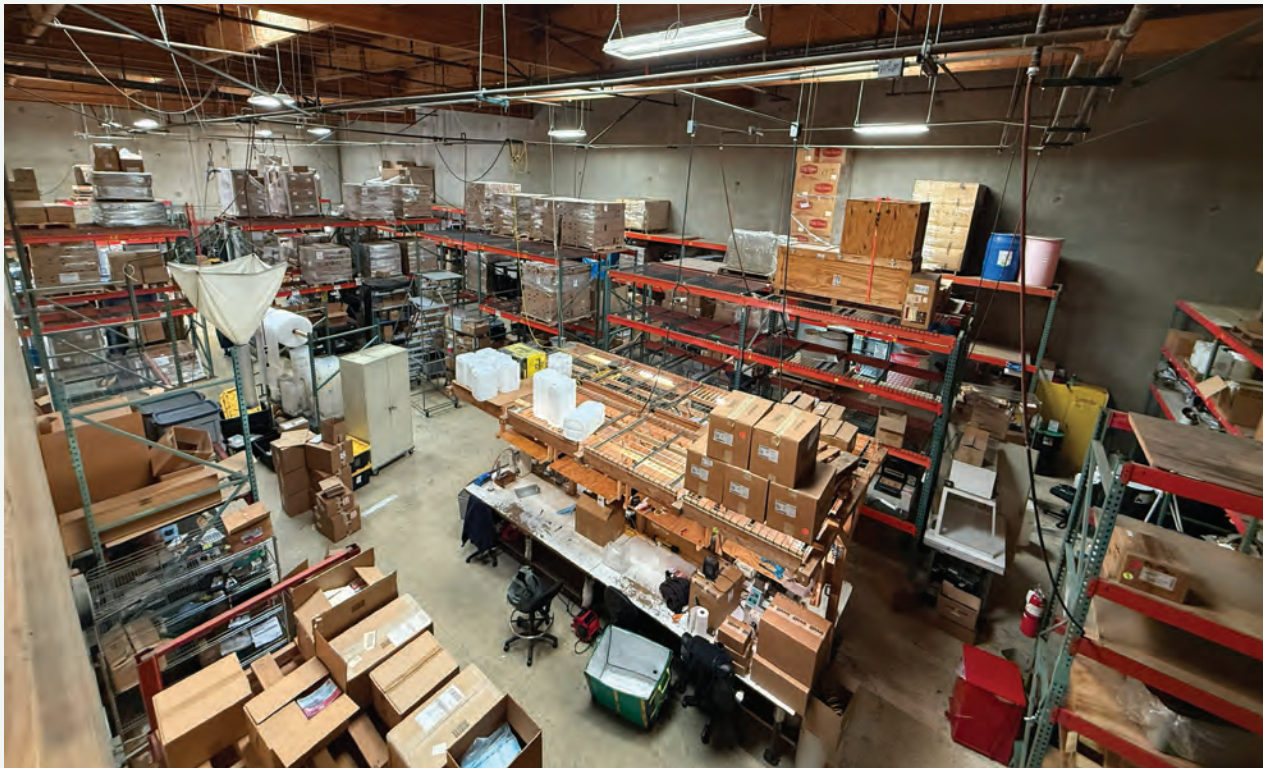


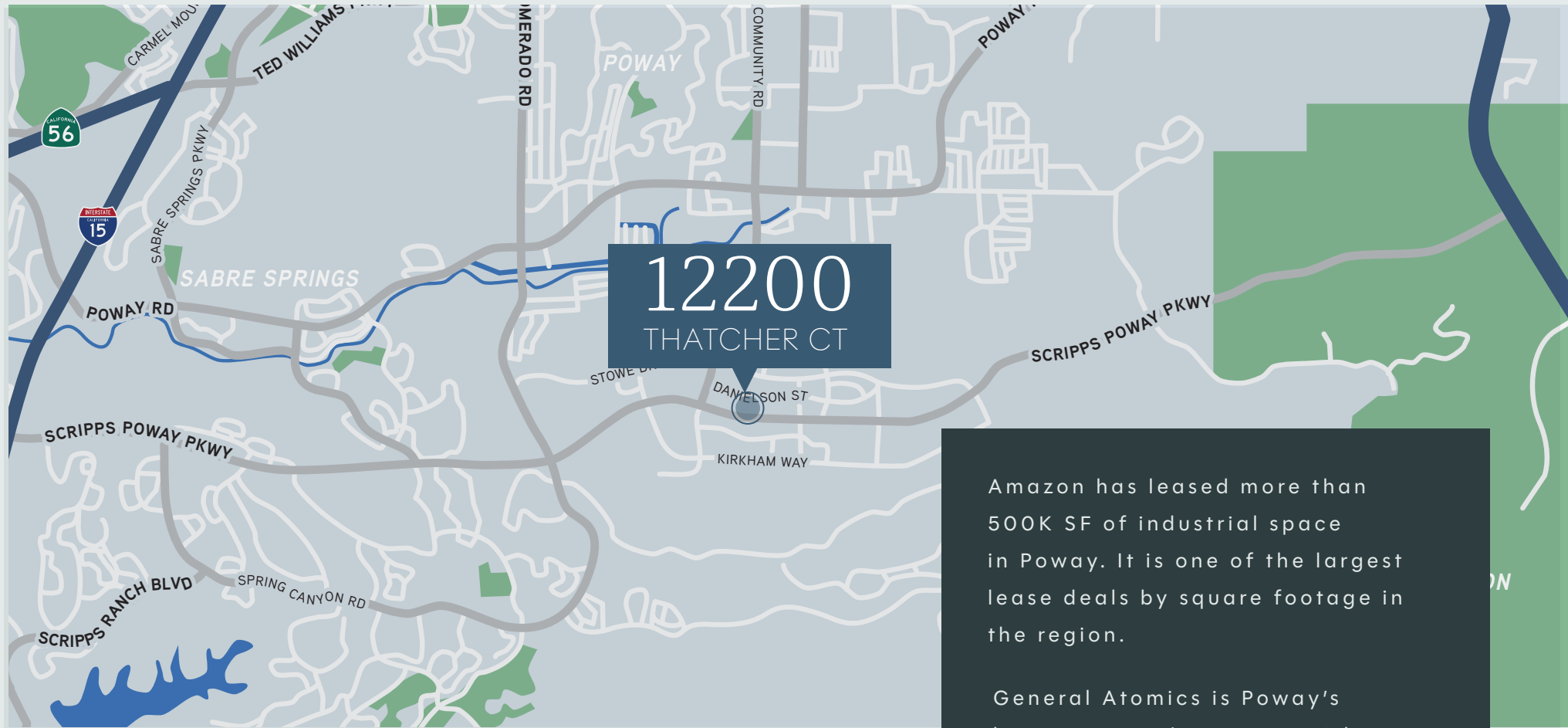
### SECOND FLOOR





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THATCHER CT





# The Location

## POWAY

Poway is a thriving city with a dedicated commercial work area. It was ranked as the sixth best city in California in which to locate a business by Outlook Magazine. Spaced out traffic lights along Scripps Poway Pkwy provide less traffic congestion.

Amazon has leased more than 500K SF of industrial space in Poway. It is one of the largest lease deals by square footage in the region.

General Atomics is Poway's largest owner/occupier, with approximately 40% of the market.

The Poway Business Park Association (PBPA) is a vibrant business association of nearly 500 businesses employing ±18,000 employees, offering owners and tenants a high quality infrastructure and numerous amenities.

# Neighbors & Amenities

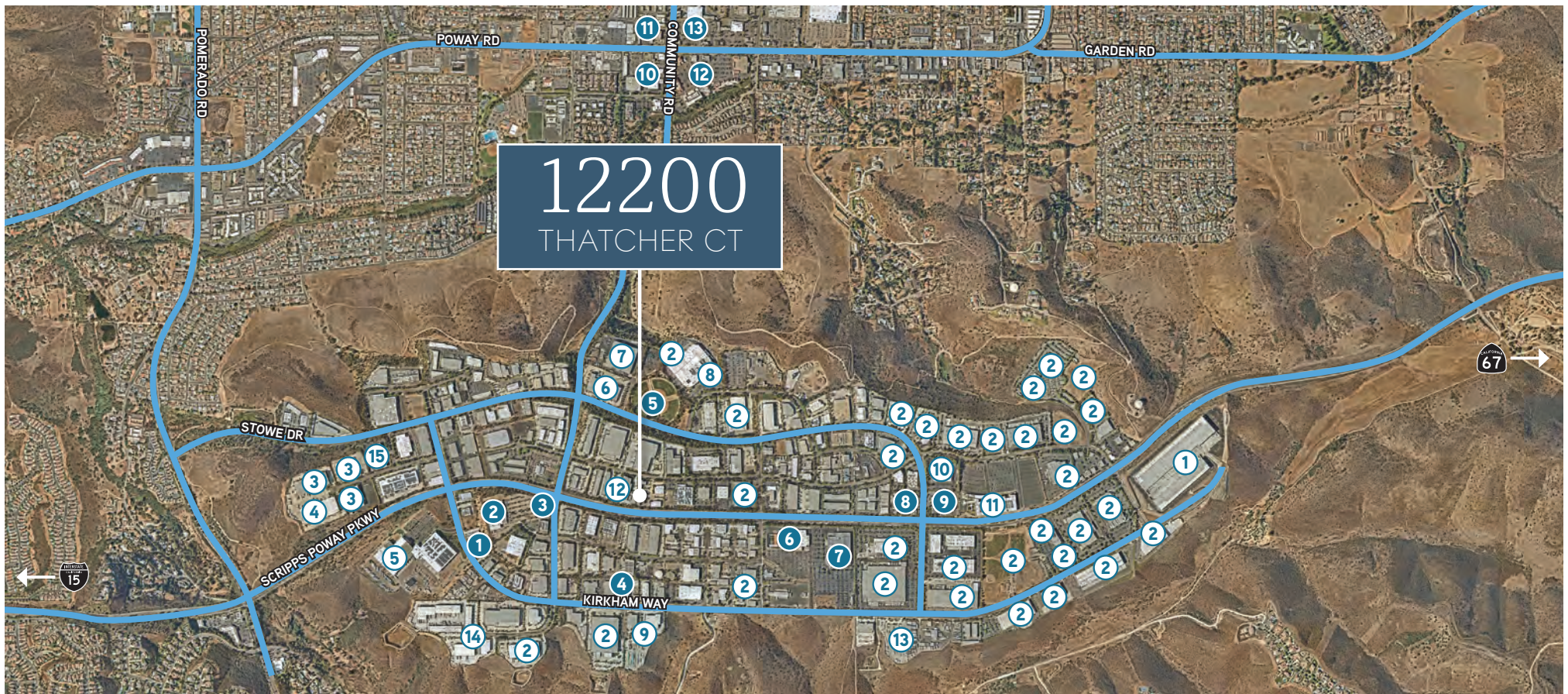
12200 THATCHER CT.

## BUSINESSES

- ① Amazon
- ② General Atomics
- ③ Corovan
- ④ ChefWorks
- ⑤ Sysco
- ⑥ Allied
- ⑦ Allstate
- ⑧ Cohu, Inc
- ⑨ Ferguson
- ⑩ Teledyne
- ⑪ Geico
- ⑫ Bilstein
- ⑬ ABC
- ⑭ Best Buy
- ⑮ California Closets

## AMENITIES

- ① Papa Duke's Deli
- ② Kohl's
- ③ In-N-Out
- ④ Lighting Brewery
- ⑤ Sportsplex USA
- ⑥ Home Depot
- ⑦ Costco
- ⑧ Carl's Jr / Subway
- ⑨ Hampton Inn
- ⑩ Grocery Outlet, Little Caesars, Five Guys, Auto Zone, Mainstream Bar & Grill
- ⑪ Walgreens, Wingstop, Poway's Irish Pub, Bongiorno's
- ⑫ Starbucks, Chipotle, Stater Bros., Kai Sushi, AMC Dine-in
- ⑬ Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprouts, McDonald's



# 12200 THATCHER CT



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