

POWAY INDUSTRIAL CENTER

12255 KIRKHAM ROAD, SUITE 200 & 300 | POWAY, CA 92064

AVAILABLE FOR SUBLEASE

Voit
REAL ESTATE SERVICES



PROPERTY DETAILS

- ±10,594 square feet for sublease
 - » Suite 200: ±5,299 SF
 - » Suite 300: ±5,295 SF
- Dock high and grade level loading
- Clear span warehouse
- ±22' to 24' clear height
- Sprinklered 0.33/3,000
- Skylights in warehouse area
- Strong private ownership
- Well landscaped distribution project

Professionally
Owned & Managed by:

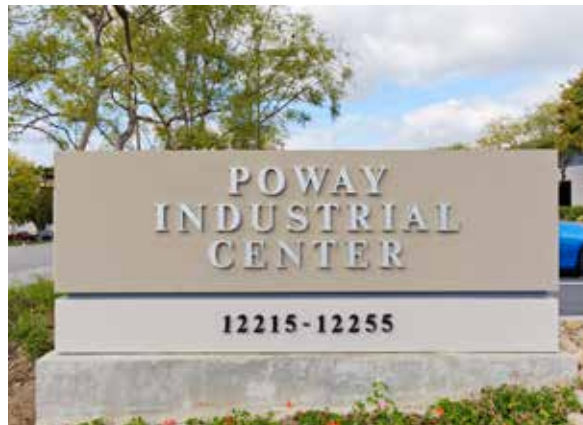
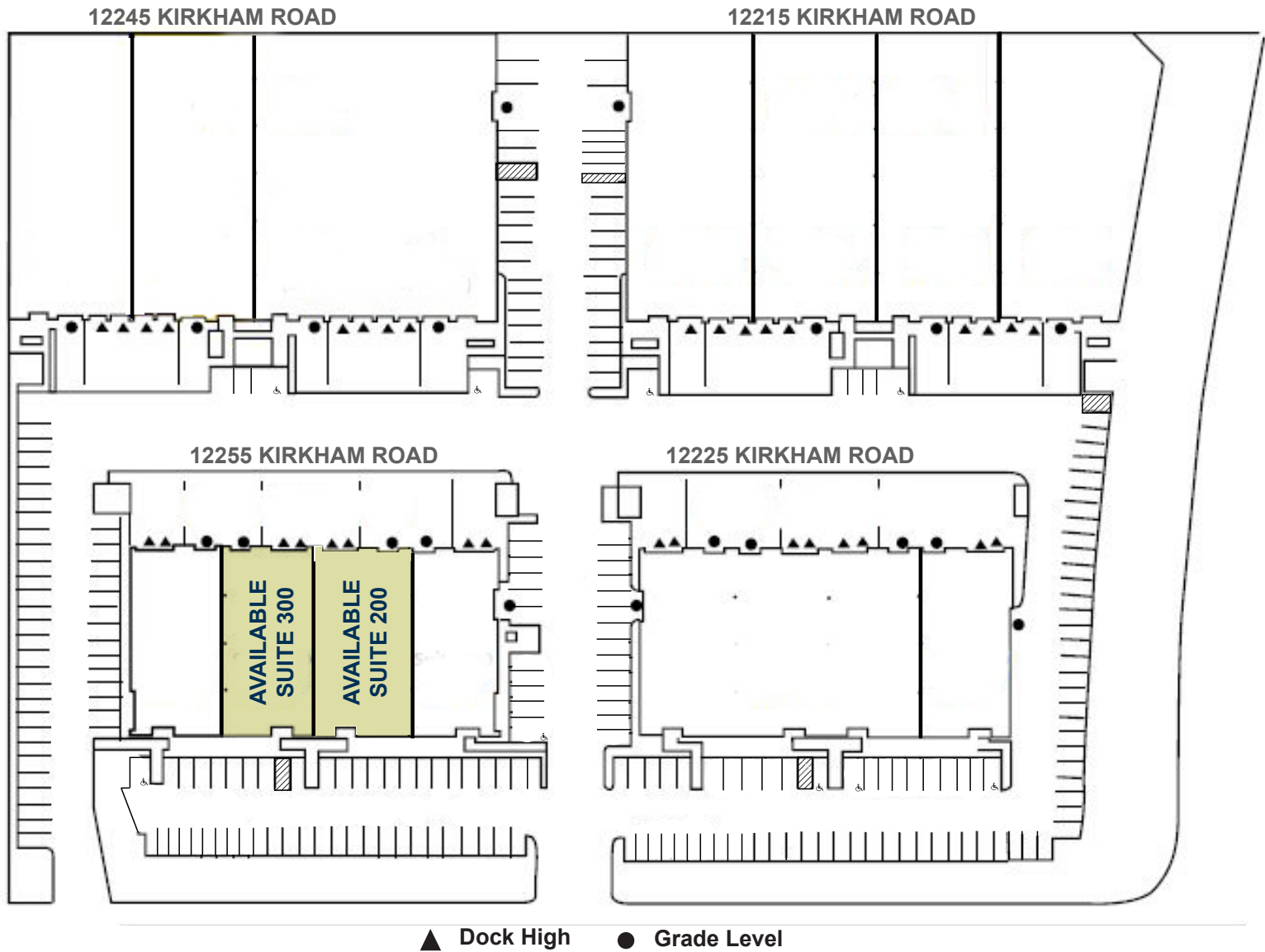


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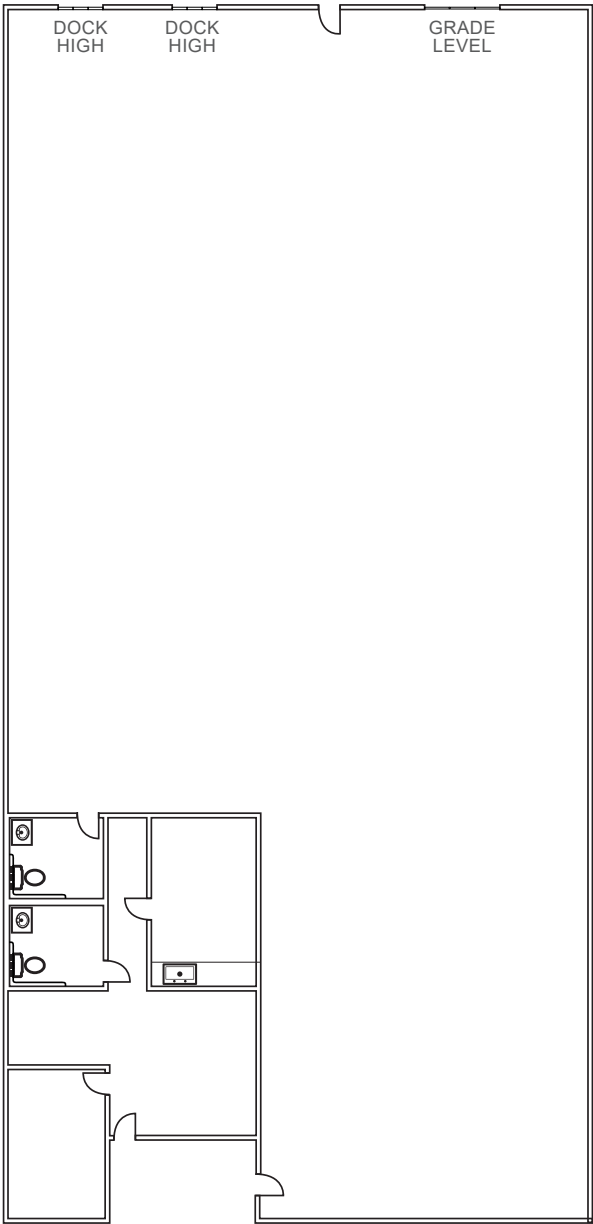
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FLOOR PLAN

12255 KIRKHAM ROAD, SUITE 200

SIZE	ASKING RATE	LOADING	LEASE EXPIRATION
±5,299 SF	\$1.75 NNN (NNN = ±\$0.32/SF)	Dock Well (2) Grade Level Door (1)	12/31/28



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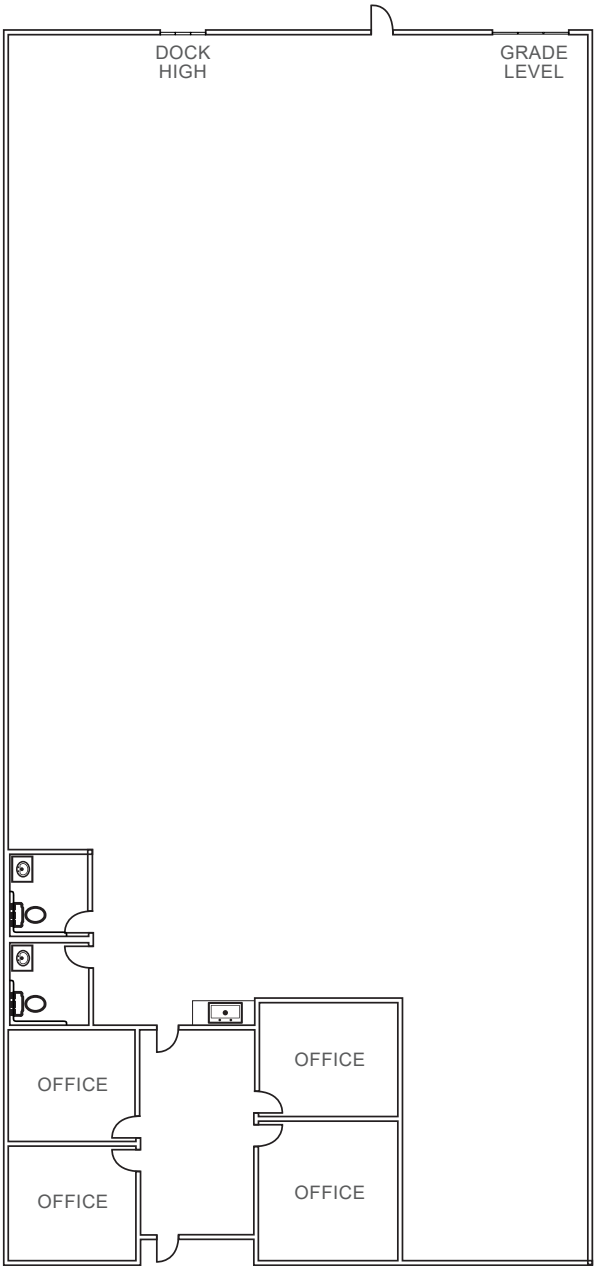
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FLOOR PLAN

12255 KIRKHAM ROAD, SUITE 300

SIZE	ASKING RATE	LOADING	LEASE EXPIRATION
±5,295 SF	\$1.75 NNN (NNN = ±\$0.32/SF)	Dock Well (1) Grade Level Door (1)	12/31/28

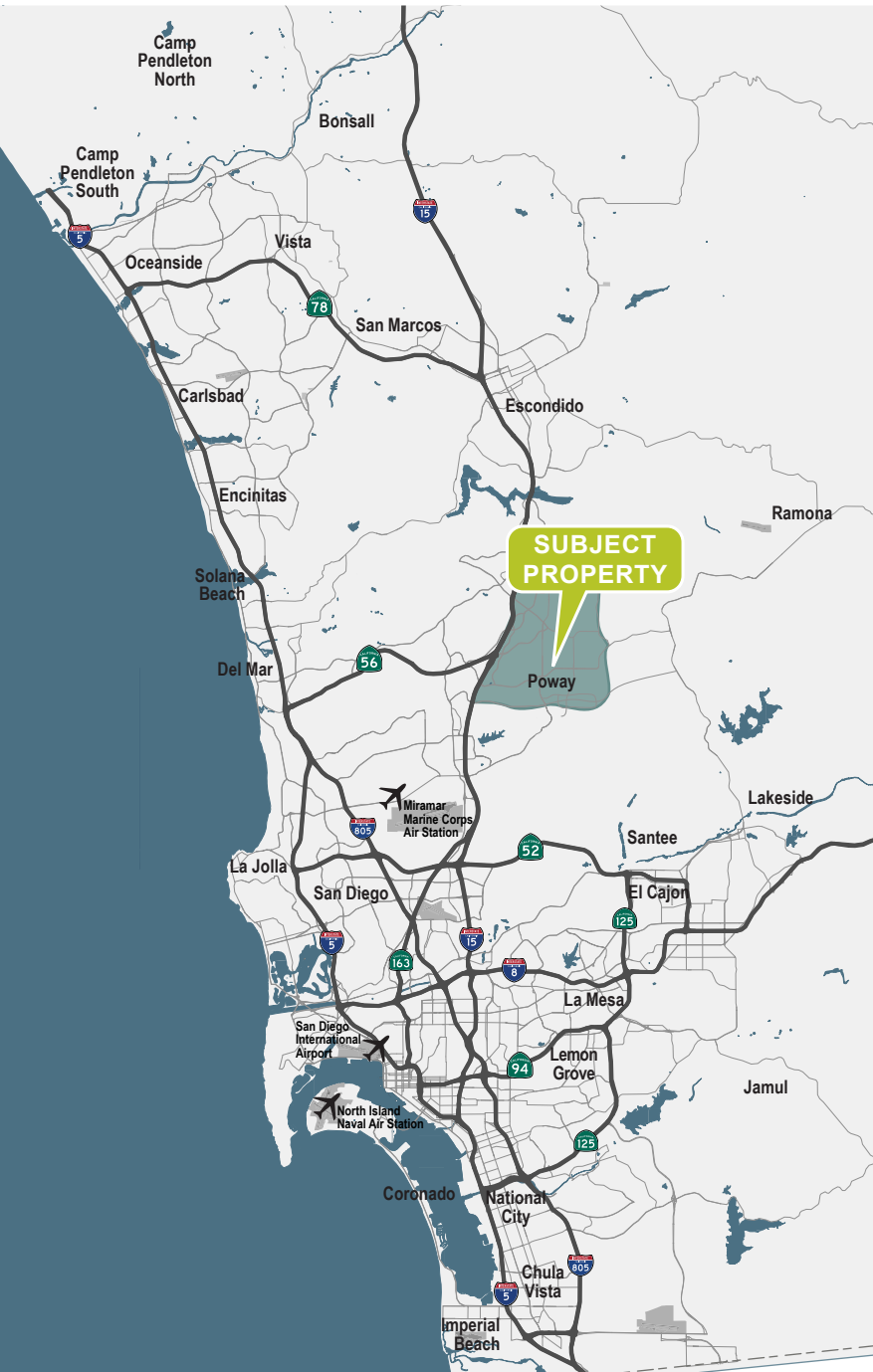


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REAL ESTATE SERVICES

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