

# SUBLEASE | ±6,230 SF INDUSTRIAL SPACE

11880 COMMUNITY ROAD, SUITE 330-340, POWAY, CALIFORNIA 92064



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REAL ESTATE SERVICES



**±6,230 SF**

AVAILABLE SIZE

**\$1.45/SF**

SUBLEASE RATE

**APRIL 30, 2027**

MASTER LEASE EXPIRATION

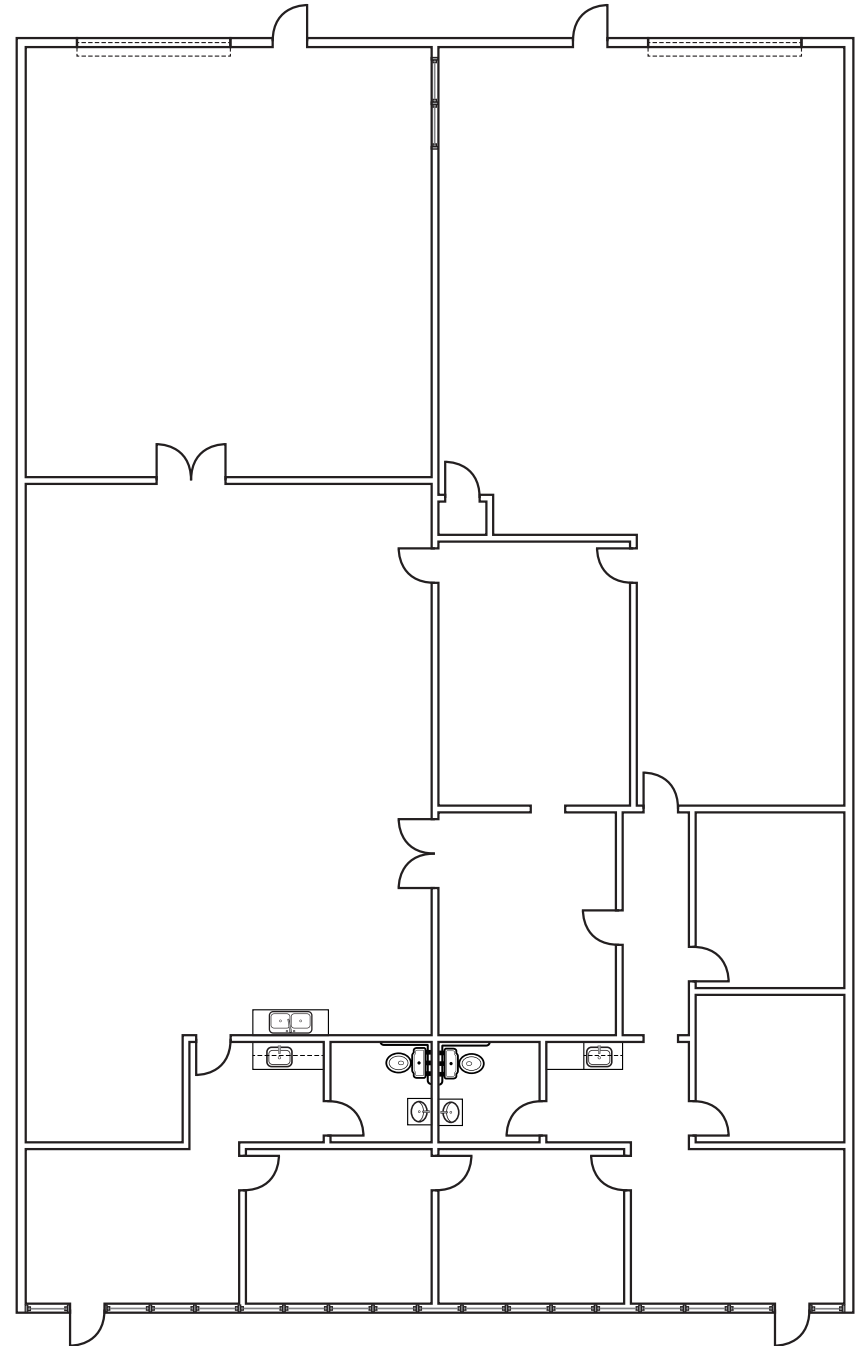
## PROPERTY FEATURES

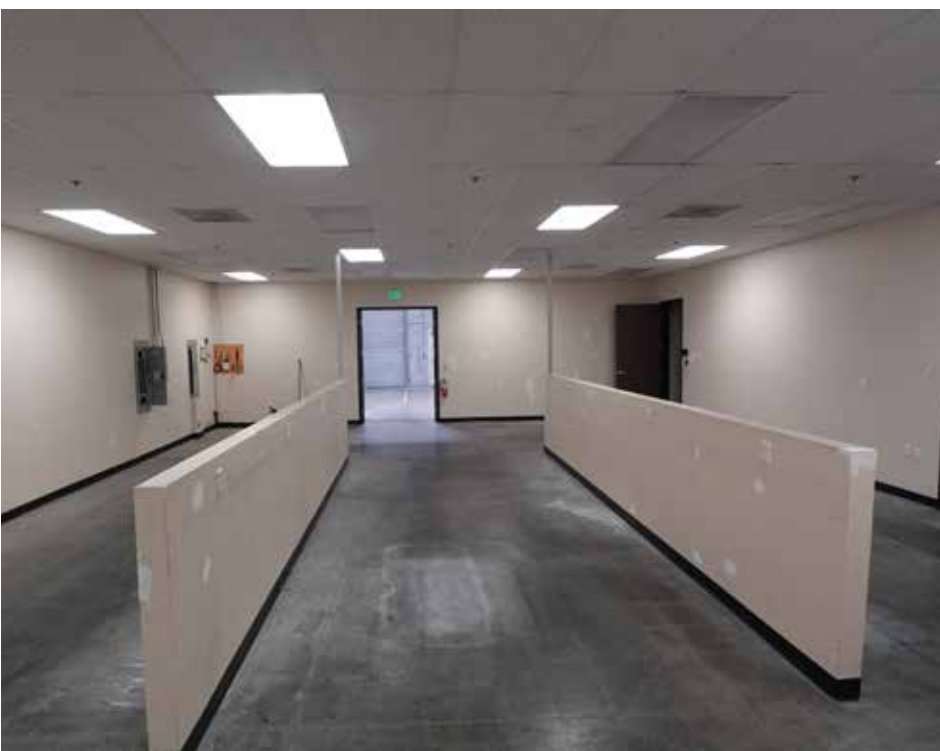
- » High-image three building industrial project in Poway Corporate Center totaling 145,685 SF
- » Ample parking (46 surface spaces)
- » Central San Diego location with easy access to Highway-67 and Interstate-15
- » Responsive property management nearby
- » Recent improvements to the reception area, offices, kitchenette and restroom
- » Sprinklered building
- » LI Zoning (City of Poway)

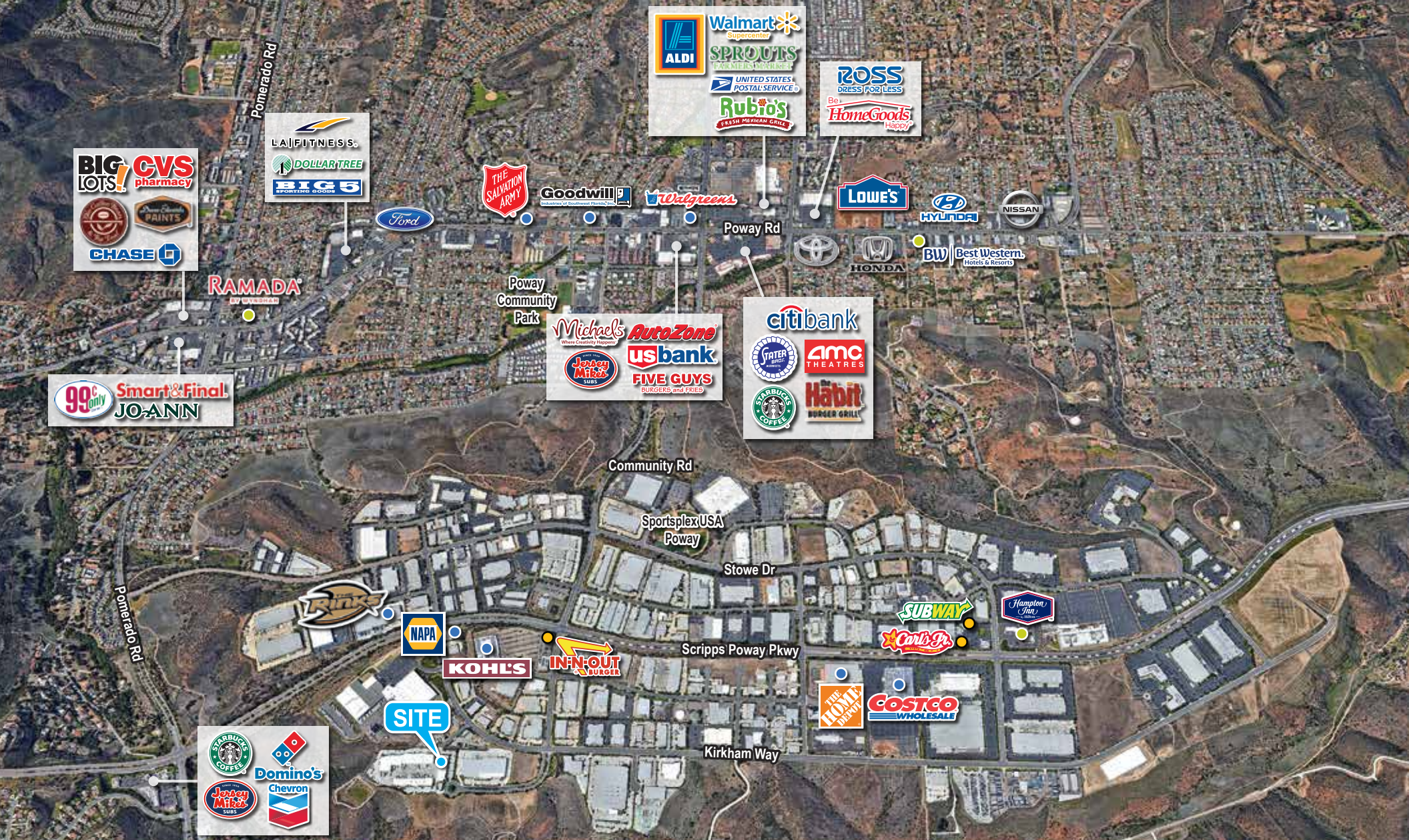


## SPACE FEATURES

- » Suite 330-340: ±6,230 square feet
- » Master Lease Expiration: April 30, 2027
- » Two (2) grade level doors
- » Two (2) restrooms
- » Four (4) private office, break area, and warehouse
- » Monthly Lease Rate: \$1.45 /SF + NNN (\$0.38 /SF)







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