

# COMMUNITY BUSINESS PARK

12720 - 12860 DANIELSON COURT ♦ POWAY, CALIFORNIA 92064



NEOLOGY SYMBIO  
RCS TECHNOLOGY  
STM GOODS ELEMENT CASE CELLIPONT BIOSERVICES  
Rexford Industrial  
**12720-12860**

**PROMO**  
**1 MONTH FREE PER YEAR OF TERM\***  
**\*MINIMUM 3 YEAR TERM**

**Voit**  
REAL ESTATE SERVICES  
AVAILABLE  
856-459-3359  
John Voit, RE  
Bria Mahony, CCIL, SI  
voitco.com

**Voit**  
REAL ESTATE SERVICES

  
**Rexford Industrial**

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## PROPERTY OVERVIEW

### COMMUNITY BUSINESS PARK

- ◆ Six Multi-Tenant Flex Industrial buildings
- ◆ Efficient mix of R&D and industrial space
- ◆ ±12' Grade level roll-up doors
- ◆ Shared dock well
- ◆ Fire sprinklers
- ◆ ±3.5/1,000 parking
- ◆ 100% concrete driveway area
- ◆ ±20'-22' clear height

## AVAILABILITY

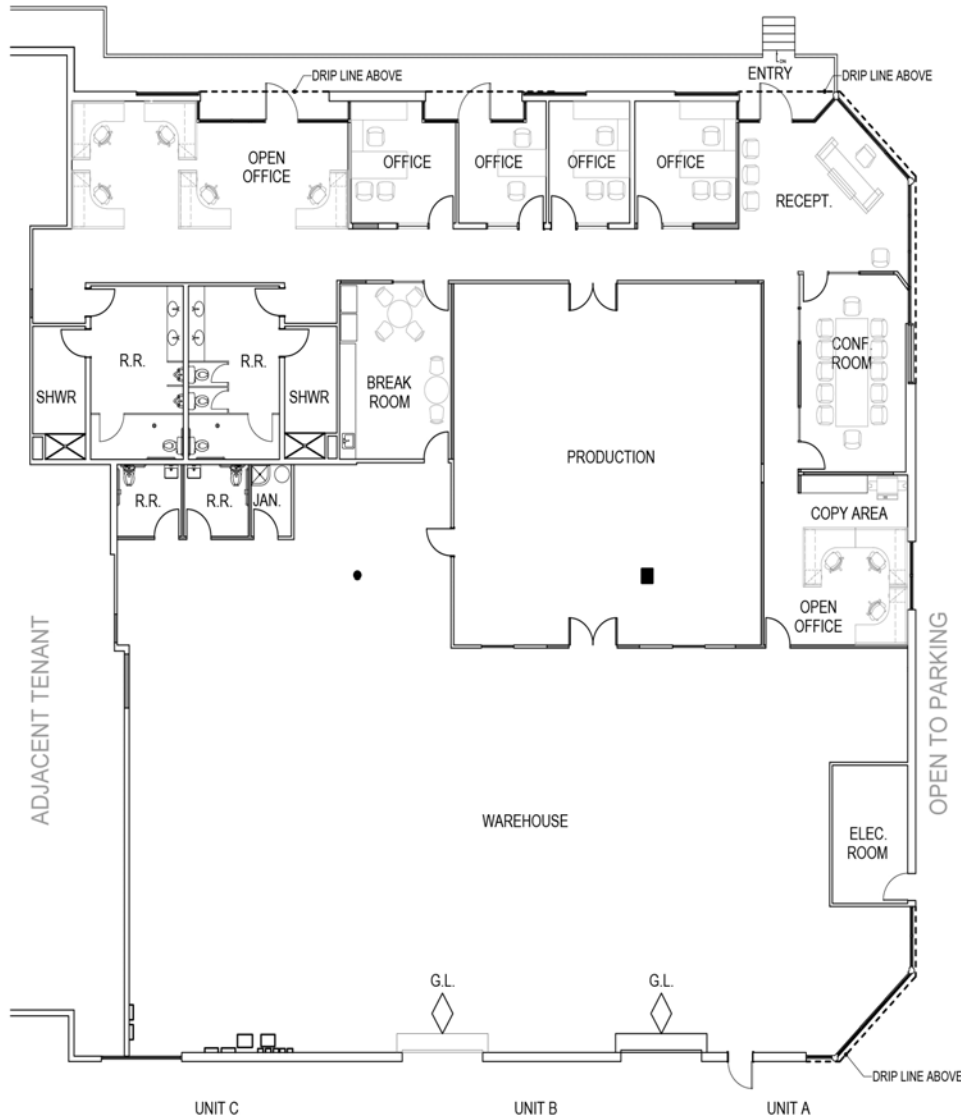
BLDG NO.	SUITE NO.	SQ. FT.
12760	A - C	±11,073 SF
12760	E	±4,257 SF
12840	B-C	±7,393 SF

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## SUITE A-C

±11,073 SF



## AVAILABILITY

### ADDRESS

12760 Danielson Court

### SUITE

A - C

### SIZE

±11,073 SF

### RATE

\$1.50 NNN

(Estimated NNN = ±\$0.39 PSF)

**PROMO: 1 month free per year of term\***  
(\*minimum 3 year term)

### % IMPROVED / OFFICE

±35% Office / ±15% Production

±50% Warehouse

### AVAILABILITY DATE

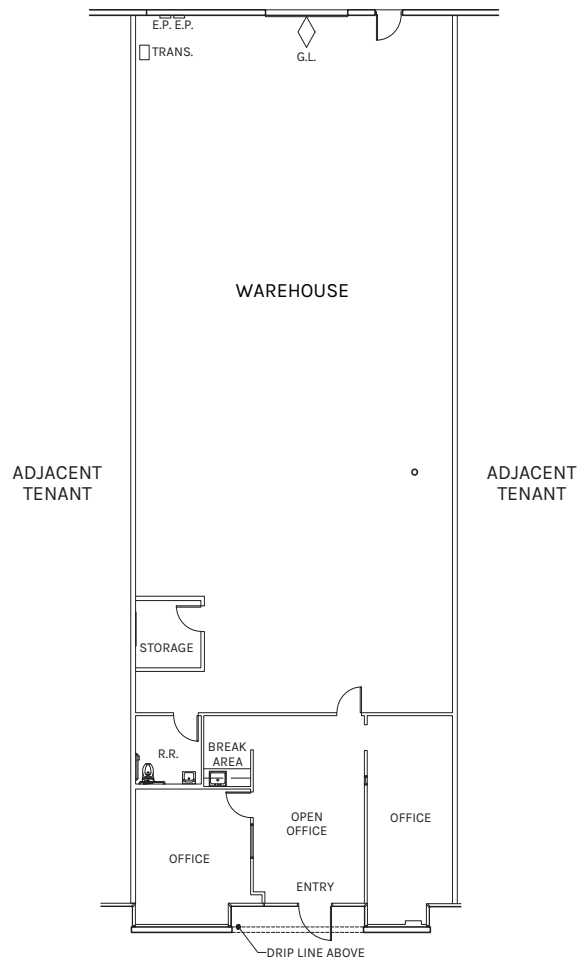
NOW (As-is)

# COMMUNITY BUSINESS PARK

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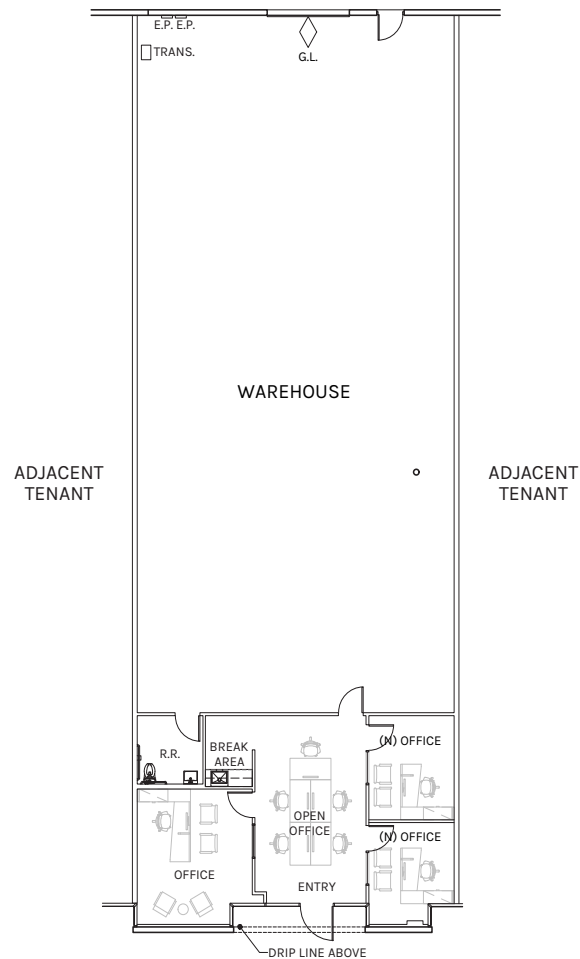
## SUITE E

As-Is Plan



## SUITE E

Proposed Plan



## AVAILABILITY

### ADDRESS

12760 Danielson Court

### SUITE

E

### SIZE

±4,257 SF

### RATE

\$1.60 NNN

(Estimated NNN = ±\$0.39 PSF)

**PROMO: 1 month free per year of term\***  
(\*minimum 3 year term)

### % IMPROVED / OFFICE

±20% Office / ±80% Warehouse

### AVAILABILITY DATE

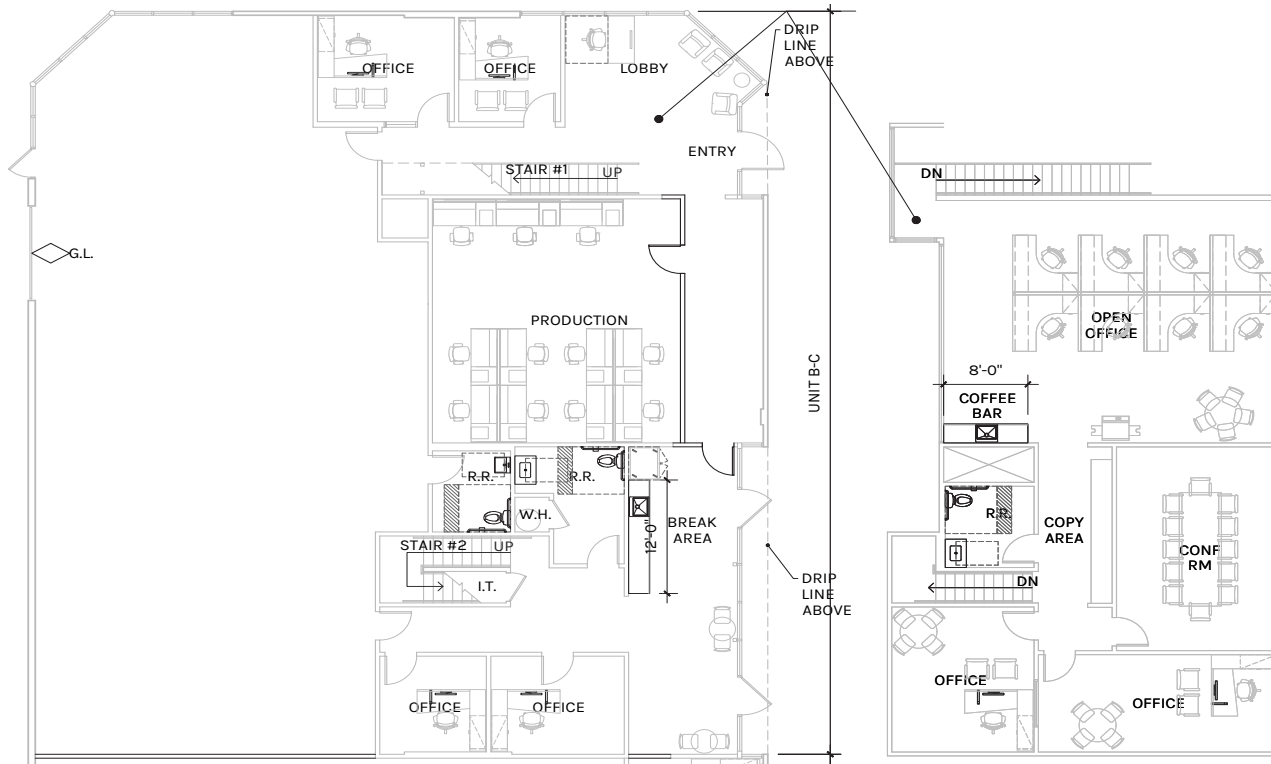
8/1/2026 (As-is plan)

9/1/2026 (Proposed plan)

# COMMUNITY BUSINESS PARK

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## SUITES B-C



## AVAILABILITY

### ADDRESS

12840 Danielson Court

### SUITE

B-C

### SIZE

**SUITES B-C: ±7,393 SF**  
MEZZANINE: 1,965 SF  
GROUND FLR: 2,620 SF  
WAREHOUSE: 2,808 SF

### RATE

\$1.50 NNN  
(Estimated NNN = ±\$0.41 PSF)

**PROMO: 1 month free per year of term\***  
(\*minimum 3 year term)

### % IMPROVED / OFFICE

± 62% Office / Production ±38%  
Warehouse

### AVAILABILITY DATE

NOW (As-is)

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**Rexford  
Industrial**

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