

POWAY BUSINESS PARK

12625 - 12675

DANIELSON COURT

70,165 SF

FOUR-BUILDING MULTI-TENANT INDUSTRIAL PARK



FOR LEASE | POWAY, CA



Project Highlights

12625 - 12675 DANIELSON COURT



\$1.49 PSF/MO
RENTAL RATE:
NET OF OPERATING
EXPENSES



\$0.35 PSF/MO
EST. OPERATING
EXPENSES



SEE FLOOR PLANS
FOR AVAILABILITY

Project Features

12626 – 12675 DANIELSON COURT

THE PROPERTY

- Poway Business Park is a four-building multi-tenant industrial park totaling 70,165 SF with frontage & visibility from Scripps Poway Parkway
- Zoned IP - City of Poway: Delivery businesses, custom/light manufacturers, engineering companies, consultants, research and development, light wholesale storage/distribution
- Close to Costco, Kohl's, Home Depot, and In-N-Out Burger

ACCESS

- Central San Diego County location
- Easy access to Highway 67 via Scripps Poway Pkwy & I-15 via Scripps Poway Pkwy and Poway Rd

THE OWNERSHIP

- Professionally owned and managed by Whitaker Facilities Corporation
- Long-term ownership with extensive local portfolio, stable Operating Expenses, and highly responsive property management
- With approximately, 1,000,000 SF in their Poway portfolio, tenants have the opportunity to right-size as needed



SUITE
107-109

Project Details

12625 - 12675 DANIELSON COURT

This highly visible four-building multi-tenant industrial project developed by Whitaker Facilities is conveniently located in close proximity to The Home Depot and Costco, offering excellent exposure. With a variety of different suite sizes, this project can accommodate businesses of all sizes, contiguous spaces allow for seamless expansion making Poway Business Park an ideal location for business growth and innovation.

- **LOADING:** (12' X 14') Grade Level Loading Doors
- **POWER:** Minimum 100 Amps 277/480 (Varies by Suite)
- **ZONING:** IP - City of Poway
- **PARKING:** 3.8/1,000 SF
- **CLEAR HEIGHT:** Minimum 18'
- **SPRINKLERED**
- Walking distance to In-N-Out Burger and near assorted retail

Floor Plan Layout

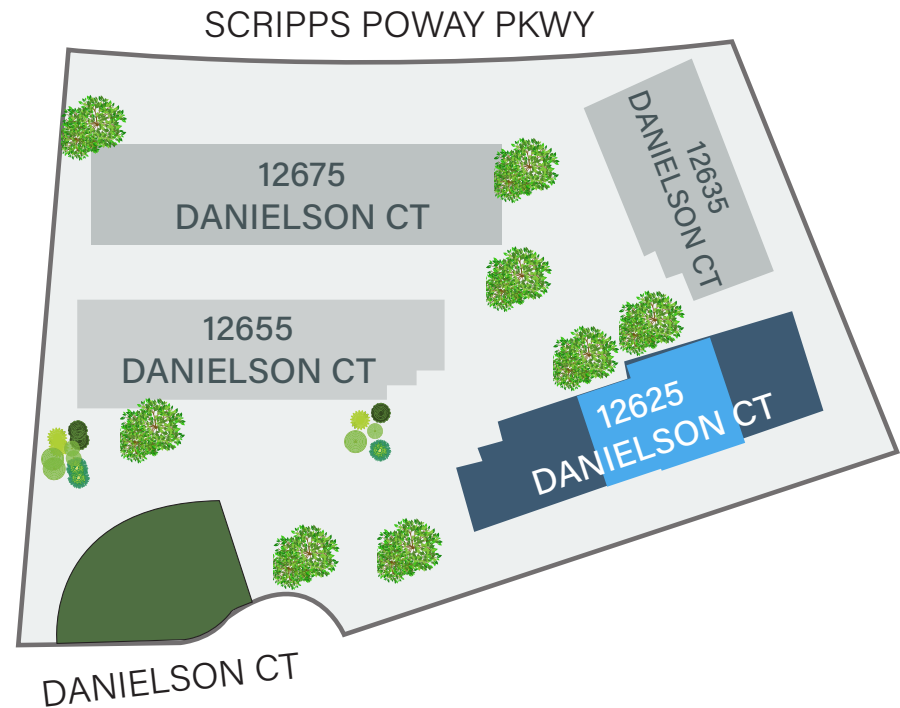
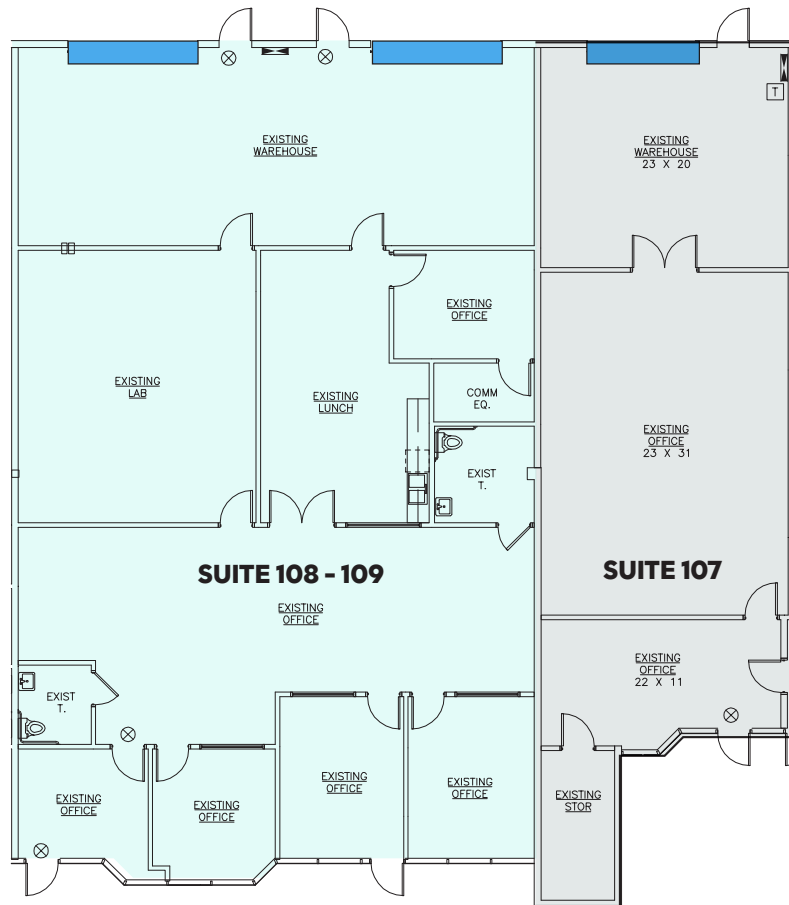
12625 DANIELSON COURT | SUITE 107 - 109

AVAILABLE SEPTEMBER 1, 2026
AS BUILT LAYOUT

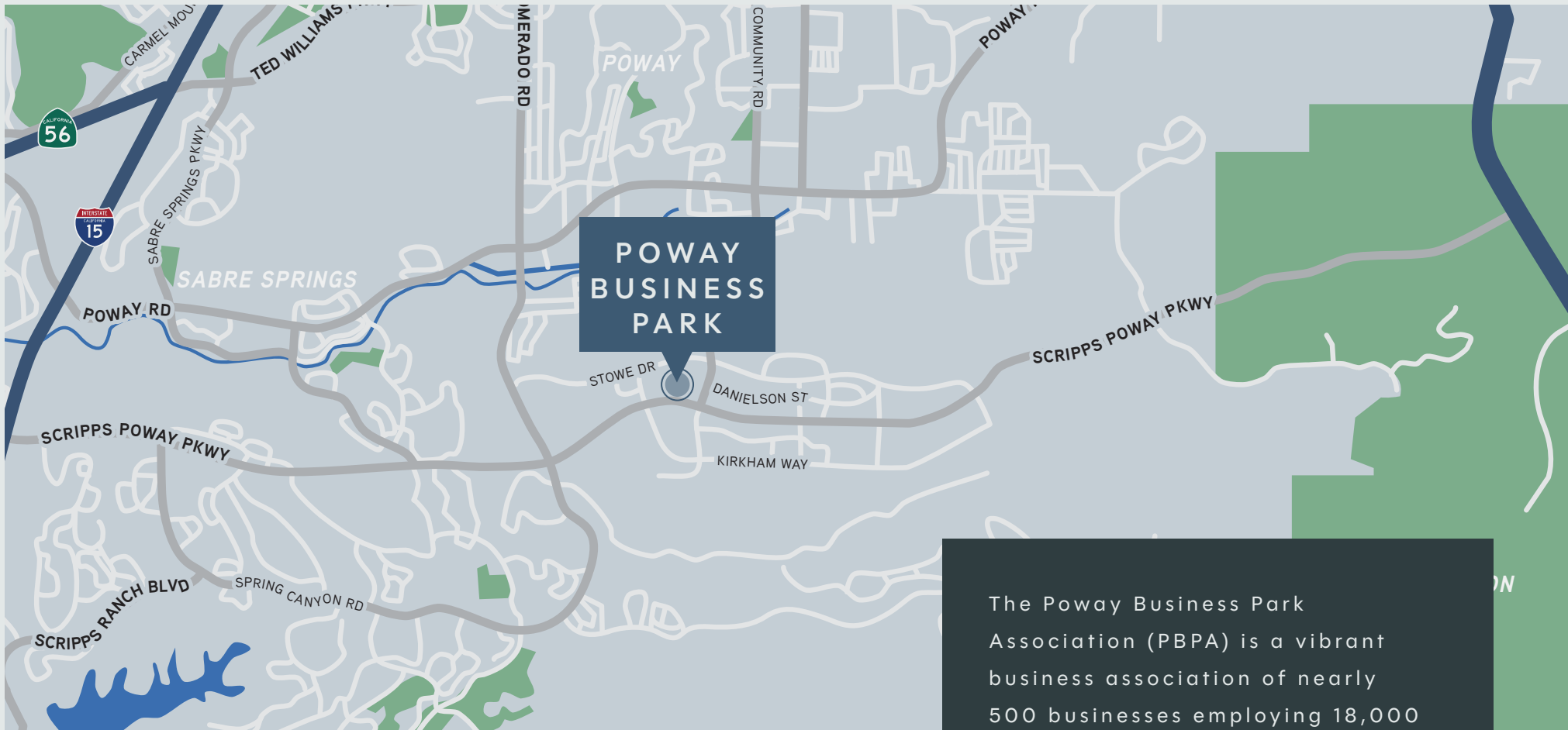


Suite 107: 1,716
Suites 108-109: 3,836
Up to 5,552 SF
of contiguous
space available

\$1.49 PSF/MO
Rental
Rate



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



The Location

12625 - 12675 DANIELSON COURT

POWAY

Poway is a thriving city that has 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 provide less traffic congestion.

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

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

Neighbors & Amenities

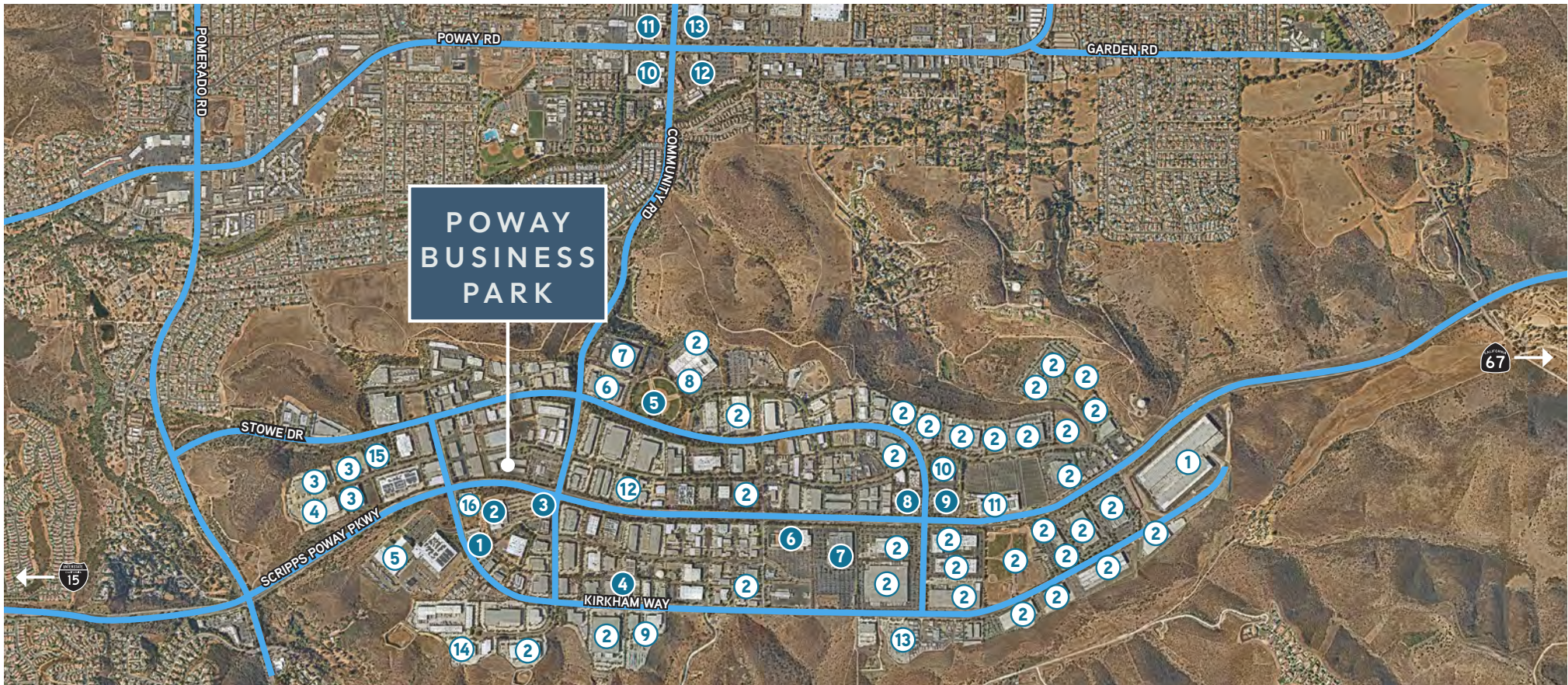
12625 - 12675 DANIELSON COURT

BUSINESSES

- | | | |
|-------------------|-------------|----------------------|
| ① Amazon | ⑦ Allstate | ⑬ ABC |
| ② General Atomics | ⑧ Cohu, Inc | ⑭ Best Buy |
| ③ Corovan | ⑨ Ferguson | ⑮ California Closets |
| ④ ChefWorks | ⑩ Teledyne | ⑯ NAPA Auto Parts |
| ⑤ Sysco | ⑪ Geico | |
| ⑥ Allied | ⑫ Bilstein | |

AMENITIES

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





POWAY BUSINESS PARK

12625 - 12675

DANIELSON COURT



CBRE

CHRIS WILLIAMS

Senior Vice President
+1 858 646 4743
chris.williams1@cbre.com
Lic. No. 01791013

CYNTHIA CARTER

Senior Associate
+1 858 546 4674
cynthia.carter@cbre.com
Lic. No. 02015870

SEBASTIAN SAK

Associate
+1 805 270 0795
sebastian.sak@cbre.com
Lic. No. 02196608

TED CUTHBERT

Senior Vice President
+1 858 361 3240
ted.cuthbert@cbre.com
Lic. No. 00964042

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.