

FOR LEASE | ±5,680 SF INDUSTRIAL SUITE



13685 STOWE DRIVE, SUITE B
POWAY, CA 92064

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REAL ESTATE SERVICES

PROPERTY OVERVIEW

ADDRESS:

13685 Stowe Dr., Suite B, Poway, CA 92064

TOTAL BUILDING SF:

±5,680 SF (Approx. 45% Office / 55% Warehouse)

LOADING:

2 Oversized Grade Level Loading Doors (12'x14')

BUILDING FEATURES:

- Drive Around Truck Access
- 16' - 18' Clear Height
- 450 Amps 208V 3 Phase Power (Tenant to Verify)
- 2.87/1,000 Parking Ratio
- Above Suite Building Signage
- Sprinklers
- Corner Lot

AVAILABILITY:

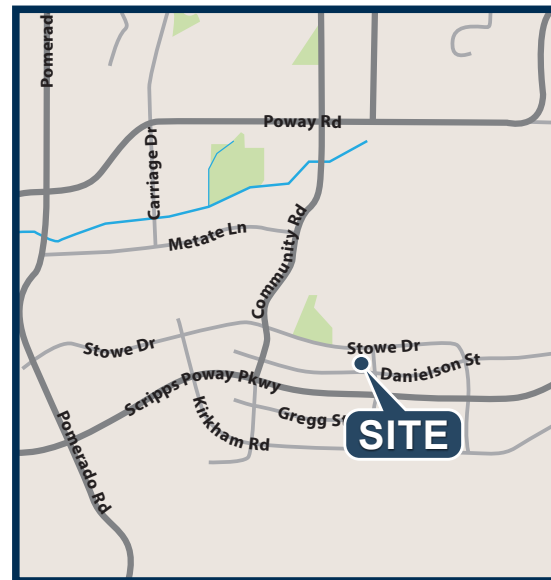
Available August 1, 2026

LEASE RATE:

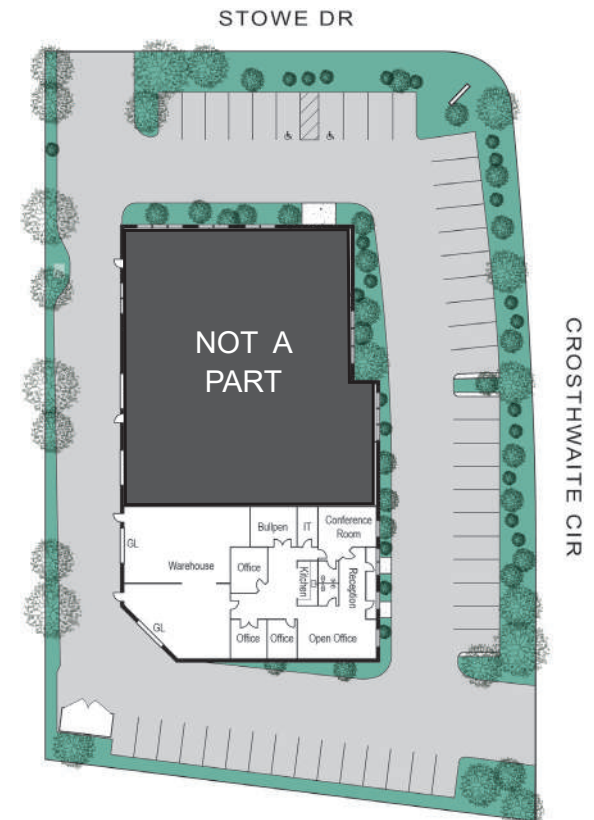
\$1.65/SF NNN (NNN=\$0.45/SF)



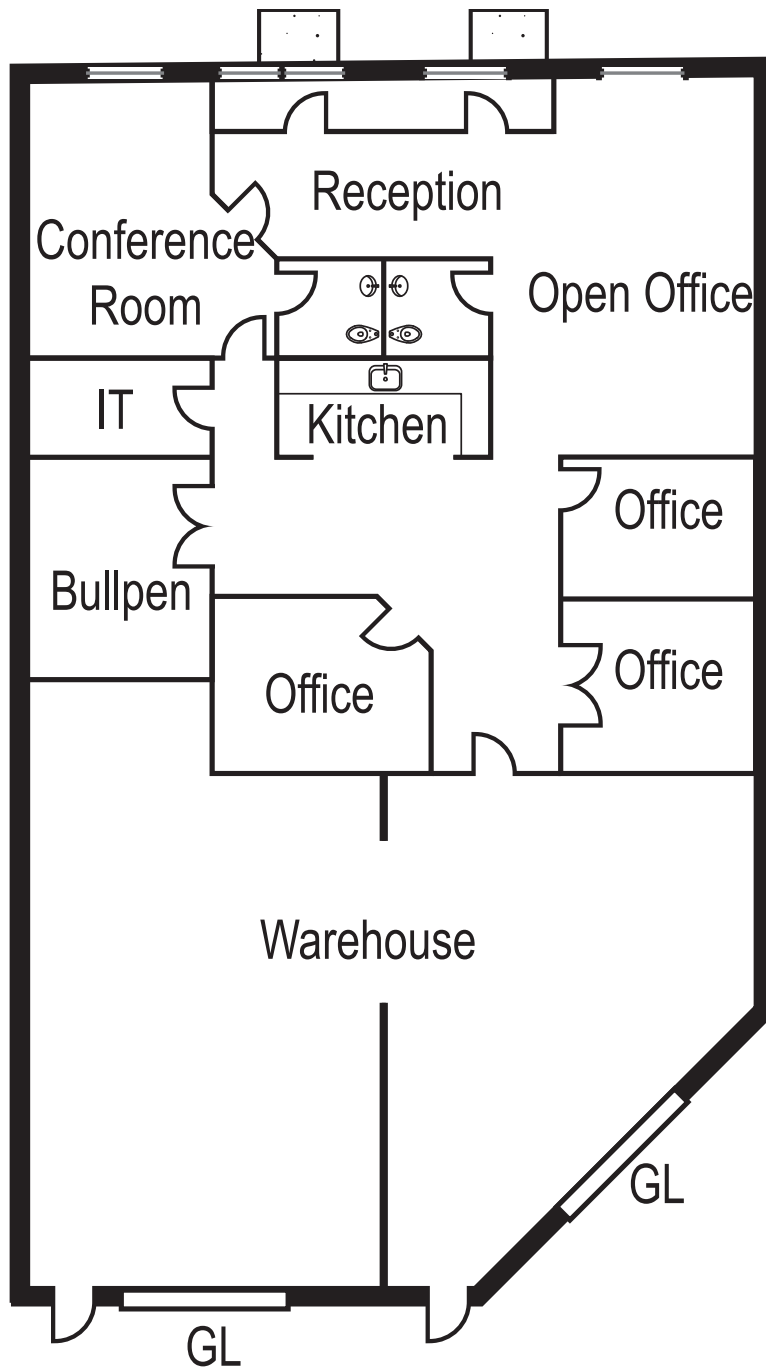
LOCATOR MAP



SITE PLAN



FLOOR PLAN



13685 STOWE DR., SUITE B

BUILDING SIZE:

±5,680 SF

LAYOUT:

45% Office / 55% Warehouse

OFFICE FEATURES:

3 Private Offices, Reception, Conference Room, IT Room, 2 Restrooms, Open Office and Kitchenette

LOADING:

Two (2) Oversized Grade Level Doors (12' x 14')

POWER:

450 Amps 208V 3 Phase Power (Tenant to Verify)

PARKING:

16 Parking Spaces

ZONING:

LI

LEASE RATE:

\$1.65/SF NNN (NNN=\$0.45/SF)

AERIAL VIEW



SITE

Crosthwaite Circle

Stowe Drive

STOP



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