

**±2,004 SF INDUSTRIAL  
SPACE AVAILABLE FOR  
SUBLEASE**

14055 KIRKHAM WAY  
POWAY, CA 92064

**CARTER SHANNON**

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REAL ESTATE SERVICES



## PROPERTY FEATURES

<b>BUILDING SIZE</b>	±13,346 Square Feet
<b>AVAILABLE SIZE</b>	±2,004 Square Feet
<b>LOT SIZE</b>	±6.83 Acres
<b>CLEAR HEIGHT</b>	18
<b>PARKING RATIO</b>	2.4/1,000 SF
<b>YEAR BUILT</b>	2004
<b>POWER (SUITE F)</b>	200a/120 - 208v 3p (Subtenant to verify)
<b>ZONING</b>	LI Zoning



**±2,004 SQUARE FEET**

SUITE 104

**\$1.00 NNN (NNN'S = ±\$0.45/SF)**

FIRST MONTH SUBLEASE PROMO

**DECEMBER 31, 2028**

LEASE EXPIRATION

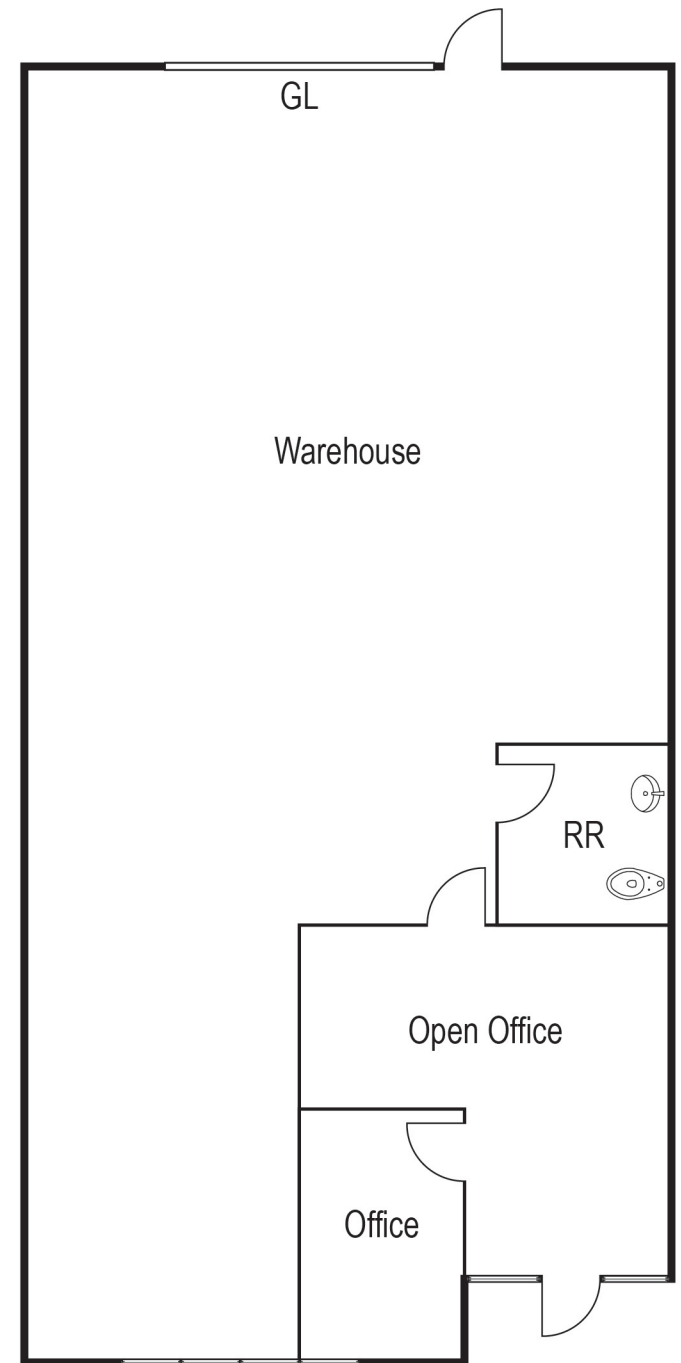
# FLOOR PLAN

SUITE 104  
±2,004 SF

LEASE RATE

FIRST MONTH SUBLEASE PROMO  
\$1.00 NNN (NNN'S= ±\$0.45/SF)

SUITE LAYOUT  
20% OFFICE/ 80% WAREHOUSE









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