



FOR SUBLEASE

Scripps-Poway Industrial Buildings

12175, 12195 Paine Place & 12190 Dearborn Place, Poway, CA 92064



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FOR SUBLEASE

±10,089 SF
12175 Paine Pl

±9,384 SF
12195 Paine Pl

±9,289 SF
12190 Dearborn Pl

PROPERTY HIGHLIGHTS

- Three buildings totaling ±28,762 SF
- Available together or separately
- Each building includes:
 - Grade-level and/or dock-high loading
 - 22' clear height (warehouse)
 - 2,000A / 120-208V power
 - High-end office improvements
 - Parking ratio: 2.15/1,000 SF (min.)
- Prime Poway Business Park location
- Sublease through January 31, 2027
- Contact broker for sublease rate

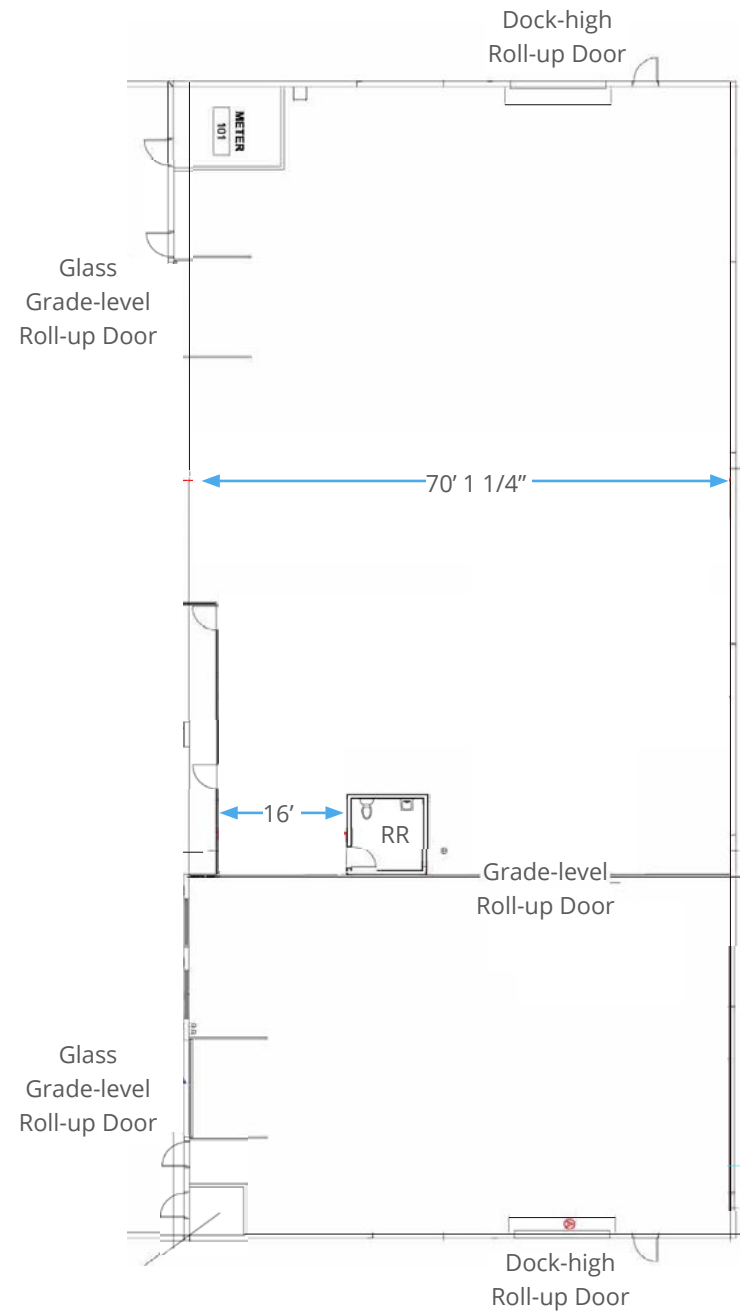


Floor Plan - Bldg. 1

12175 Paine Place, Poway, CA 92064

BUILDING SPECS

Size	±10,089 SF
Clear Height	22'
Sprinklers	Yes
Docks	2 x exterior
Drive-ins	2 x 12' w x 14' h
Power	2,000a/120 - 208v heavy
Parking	2.15/1,000 (18 surface)



Property Photos - Bldg. 1

12175 Paine Place, Poway, CA 92064



Floor Plan - Bldg. 2-3

12195 Paine Place & 12190 Dearborn Place, Poway, CA 92064

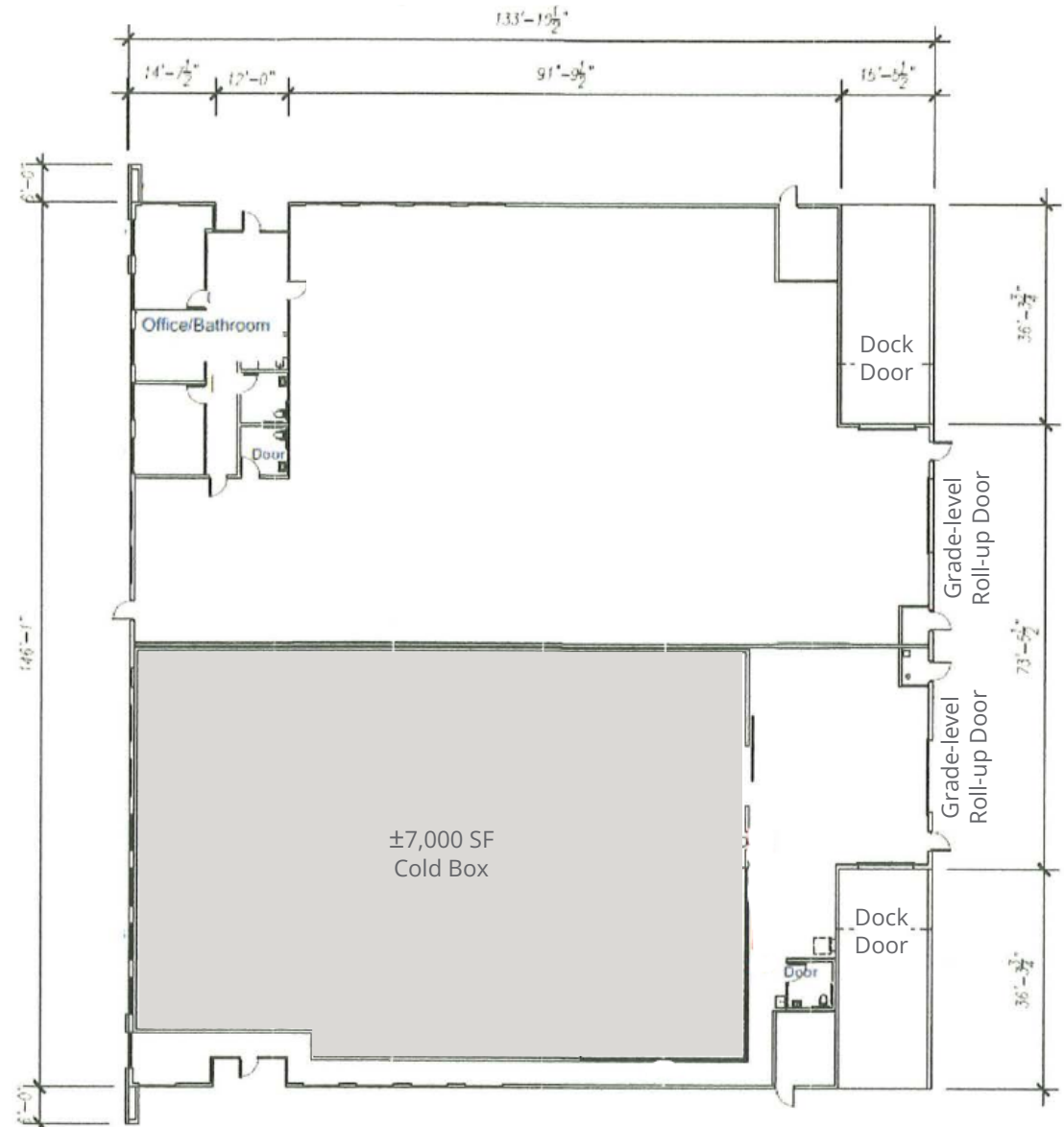


12190 BUILDING SPECS

Size	±9,289 SF
Clear Height	22'
Sprinklers	Yes
Docks	1 x exterior
Drive-ins	1 x 12' w x 14' h
Power	2,000a/120 - 208v heavy
Parking	2.58/1,000 (22 surface)

12195 BUILDING SPECS

Size	±9,384 SF
Clear Height	22'
Sprinklers	Yes
Docks	1 x exterior
Drive-ins	1 x 12' w x 14' h
Power	2,000a/120 - 208v heavy
Parking	2.34/1,000 (20 surface)



Property Photos - Bldg. 2

12195 Paine Place, Poway, CA 92064



Property Photos - Bldg. 3

12190 Dearborn Place, Poway, CA 92064



Drive Times

12175, 12195 Paine Place & 12190 Dearborn Place, Poway, CA 92064



SAN DIEGO COUNTY MAP

10 Minutes
To I-15

25 Minutes
To I-5

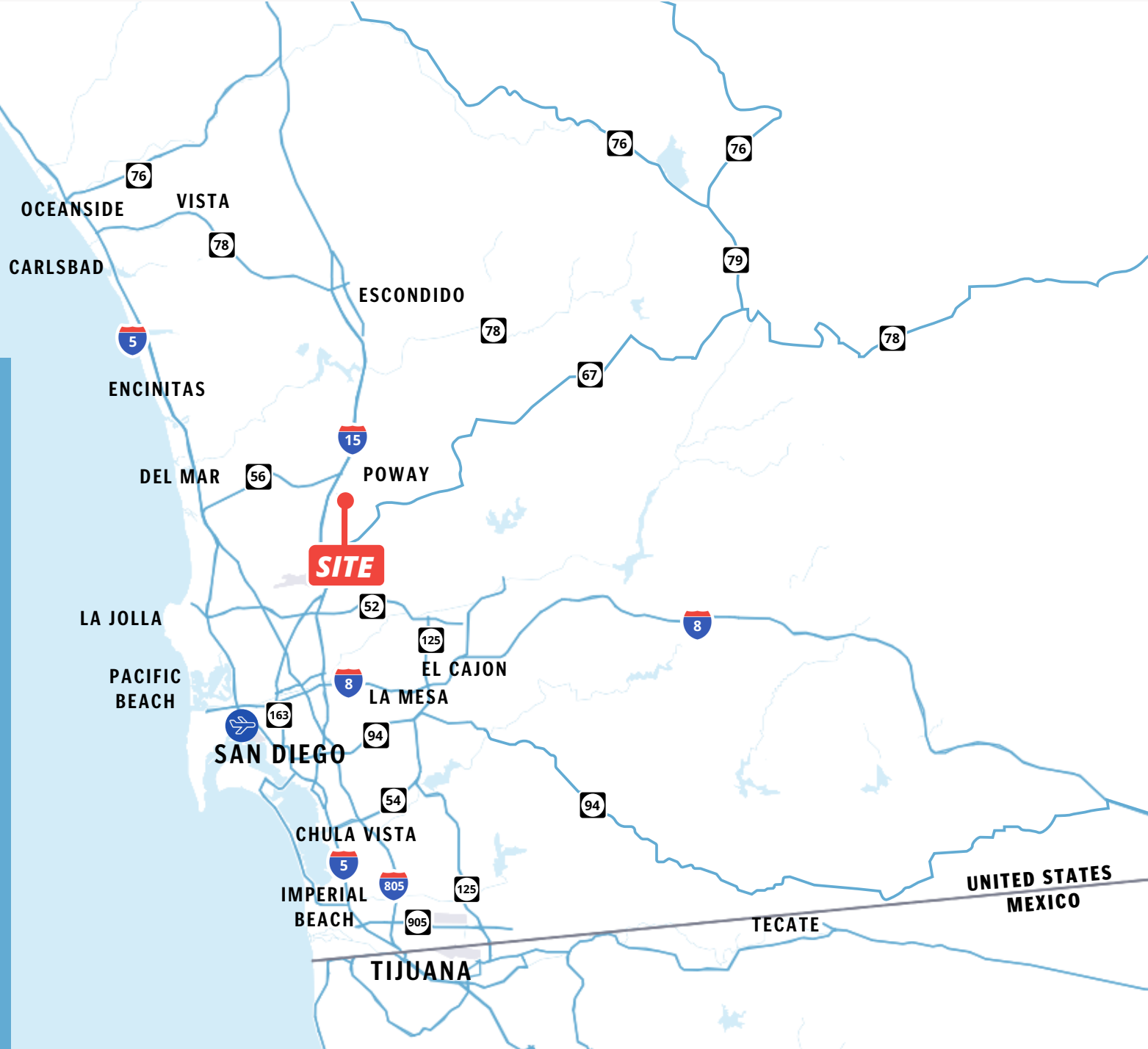
30 Minutes
To Downtown San Diego

35 Minutes
To San Diego International Airport

45 Minutes
To Riverside County

60 Minutes
To Orange County

60 Minutes
To US/Mexico Border





SRS Real Estate Partners
215 Highway 101, Suite 209
Solana Beach, CA 92075

Hank Jenkins

Vice President

602.882.0138

hank.jenkins@srsre.com

CA License No. 01981328

Damon Melda

Managing Director

858.568.1013

damon.melda@jll.com

CA License No. 01788987

SRSRE.COM/Industrial

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