

FOR LEASE

± 11,050 SF INDUSTRIAL BUILDING

13851
DANIELSON STREET
POWAY, CA 92064



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Voit
REAL ESTATE SERVICES

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INDUSTRIAL BUILDING FOR LEASE CENTRALLY LOCATED IN POWAY

BUILDING FEATURES

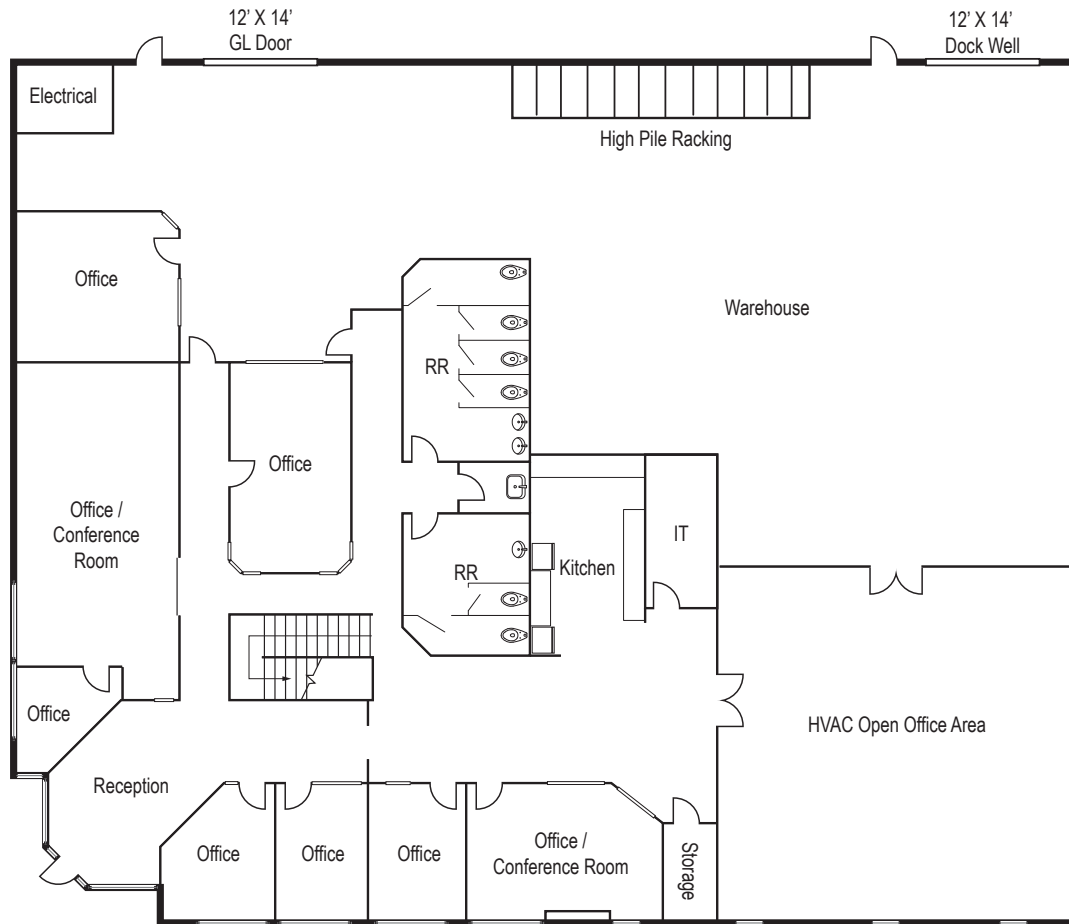
- ±11,050 SF Industrial Building Available For Lease
- Approx. 55% Office/ 45% Warehouse
- ±894 SF Mezzanine
- One (1) 12' x 14' Grade Level Door
- One (1) Dock with 12' x 14' Door
- 22' Clear Height
- 800 Amps/277-480v 3p Power
- Sprinklered
- 23 Parking Spaces
- PC-7-LI Zoning (Light Industrial)
- Available January 1, 2027

LEASE RATE: \$1.45 NNN
(NNN=\$0.55/SF/Mo.)



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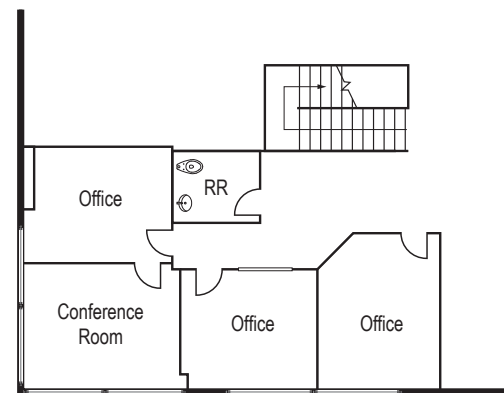
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1ST FLOOR | ±10,156 SF

FLOOR PLAN

** High pile racking can be included*



MEZZANINE | ±894 SF

BUILDING PHOTOS





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