



Sublessor open to various sublease options, including:

- **Full Building:** ±33,901 (27,500 SF of Warehouse/R&D Space + 6,000sf of office)
- **Warehouse/R&D Space only:** 27,500 SF
- **Partial office and warehouse/R&D Space:** ~27,500 SF (27,500 SF of Warehouse/R&D Space + 2,500 SF of office)

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**12525**  
**STOWE DRIVE**  
POWAY, CA

**FOR SUBLEASE**

# ±33,901 SF Industrial Building

## Warehouse Features

- 24'-26' clear height
- Concrete tilt-up construction
- Fire sprinklers: 0.45 GPM/3,000 SF
- Skylights throughout
- Upgraded warehouse lighting
- Heavy 277\480 volt power

## Office Space (~6,000 SF)

- High-image lobby with built-in reception desk and corporate signage wall
- Executive conference room with glass wall
- Recently remodeled

## Loading & Access

- 4 dock-high loading positions (2 double-wide doors)
- 1 grade-level loading door
- Dual driveway access from both Stowe Drive and Kirkham Road

## Property Highlights

- Recently remodeled/modern office and R&D space
- Dock and grade level truck doors
- Single tenant, free-standing building
- Possibility for fenced yard
- Corporate HQ image
- Heavy 277\480 volt power
- Sublease expires December 31, 2031

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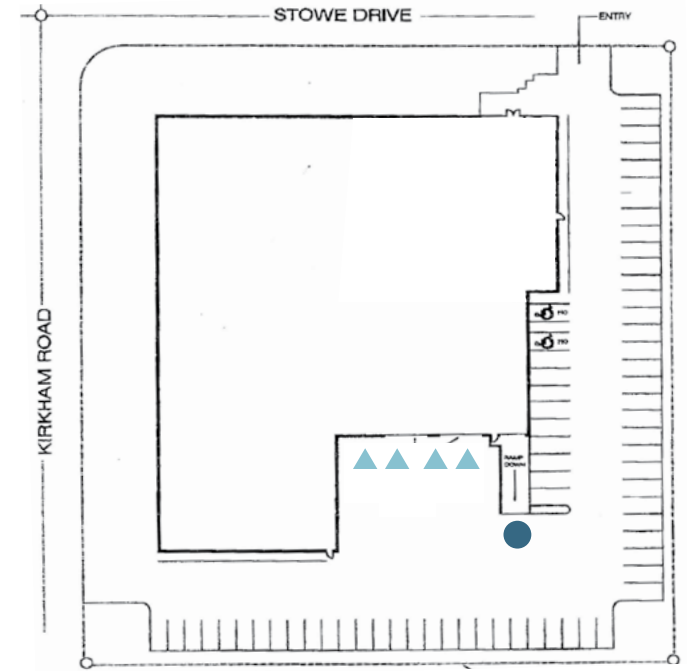
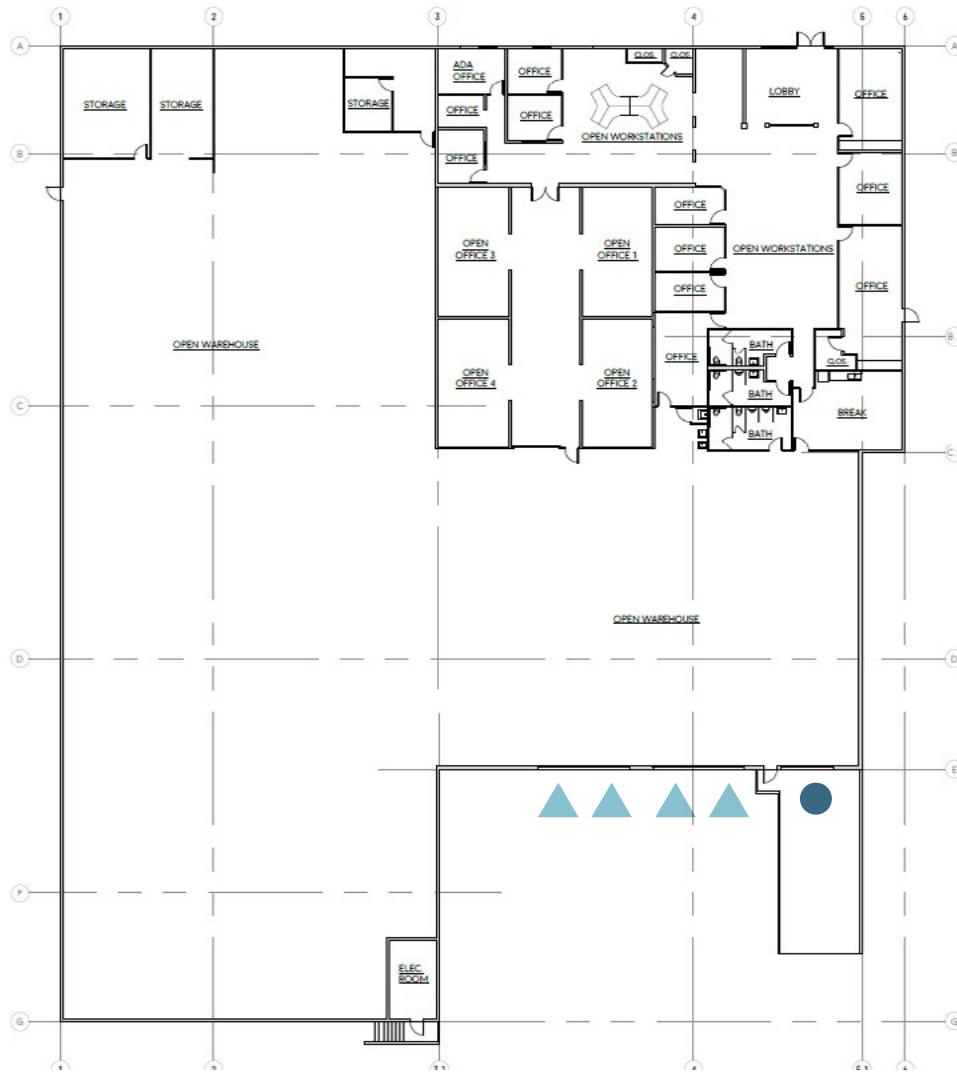
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# Floor & Site Plan



-  DOUBLE DOCK DOORS
-  GRADE LEVEL DOOR

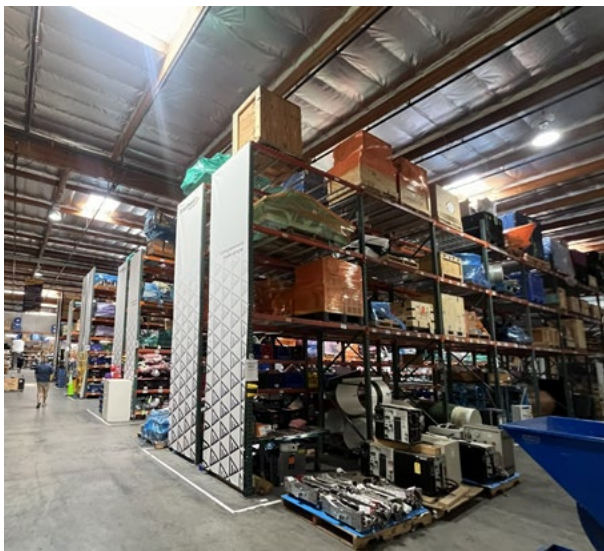
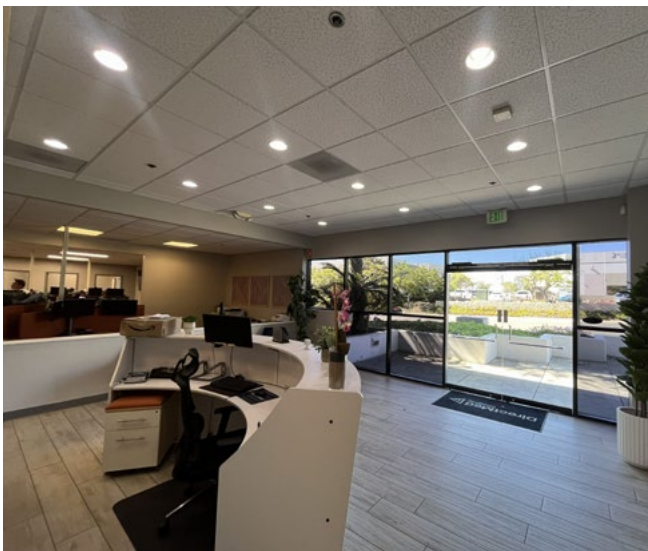
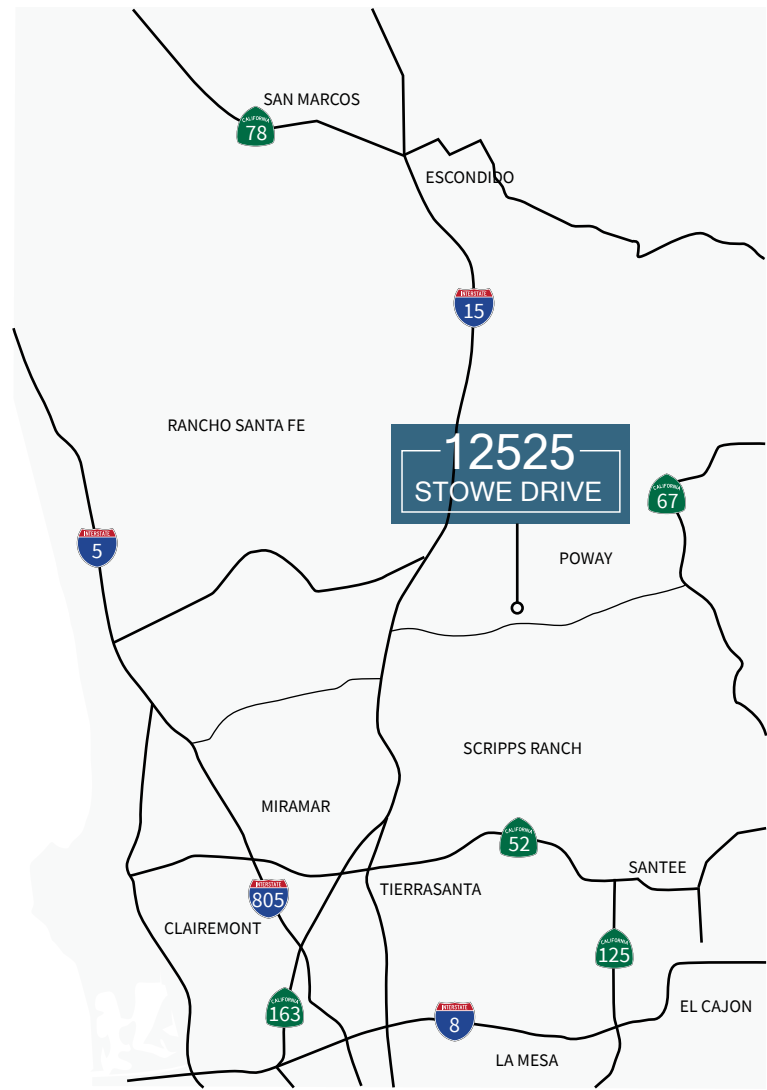
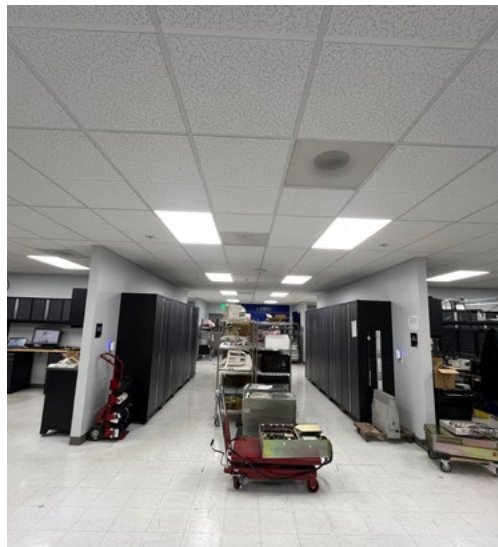
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