

# RARE INDUSTRIAL YARD 12690 DANIELSON COURT



**FOR LEASE OR SALE**

**±9,050 SF ON ±2.79 ACRES**

**INDUSTRIAL BUILDING & EXCESS YARD**



Jones Lang LaSalle Brokerage, Inc.  
RE lic. #01856260





# 12690 DANIELSON COURT | POWAY

**Industrial outdoor parking & storage** site located in Central San Diego County near Interstate 15, with easy access to other key San Diego freeways. Ideal for **truck/trailer parking**, fleet storage, contractor yard, and outdoor **storage**. LI (Light Industrial) Zoning Allows for light industrial and commercial uses.

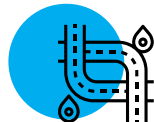




# PROPERTY HIGHLIGHTS



Available  
Now



Excellent access  
to I-15, SR-67, and  
SR-56



Freezer/Cooler  
in Warehouse



±9,050 SF Building  
with 25% office



4 grade level  
doors and 1 dock  
high door



Fully fenced and  
secured yard  
area

**Contact broker for pricing**



# PROPERTY FEATURES

<b>PROPERTY ADDRESS</b>	<b>12690 Danielson Street Poway, CA 92064</b>
<b>LOT SIZE</b>	<b>±2.79 AC</b>
<b>BUILDING SIZE</b>	<b>±9,050 SF</b>
<b>OFFICE</b>	<b>25%</b>
<b>GRADE LEVEL DOORS</b>	<b>4</b>
<b>DOCK HIGH DOORS</b>	<b>1</b>
<b>CLEAR HEIGHT</b>	<b>12' - 16'</b>
<b>POWER</b>	<b>1200 amps</b>
<b>YEAR BUILT</b>	<b>1996</b>
<b>ZONING</b>	<b>LI - Light Industrial</b>



Large lot for outside truck and trailer parking, car parking, contractor's yard, and/or outdoor storage



Unique property with excess land - limited product available in the market



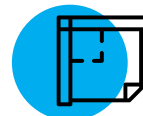
Safe and secure lot, fully fenced with secured access to the parking and loading areas, allowing for easy truck circulation



Highly desirable outdoor storage space



Ideal location, centrally located near I-15 with quick access to all San Diego services



Zoned LI (Light Industrial)



# PROPERTY PHOTOS





# CORPORATE NEIGHBORS



**12690**  
DANIELSON

TWIN PEAKS ROAD

POWAY ROAD

SGRIPPS POWAY PARKWAY

15

1

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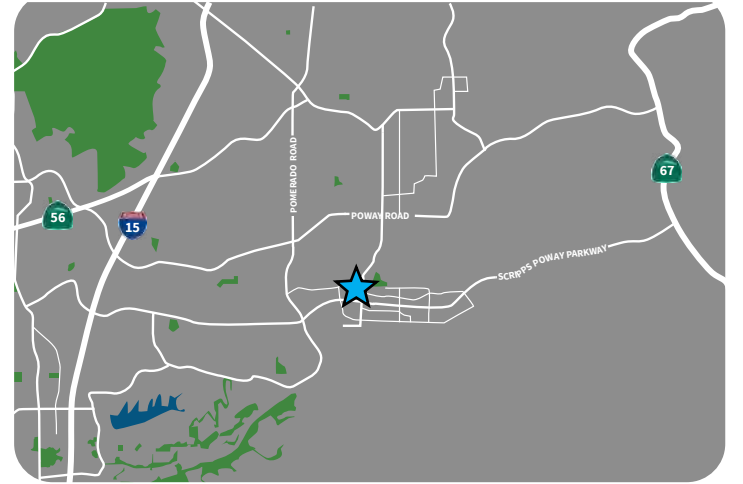
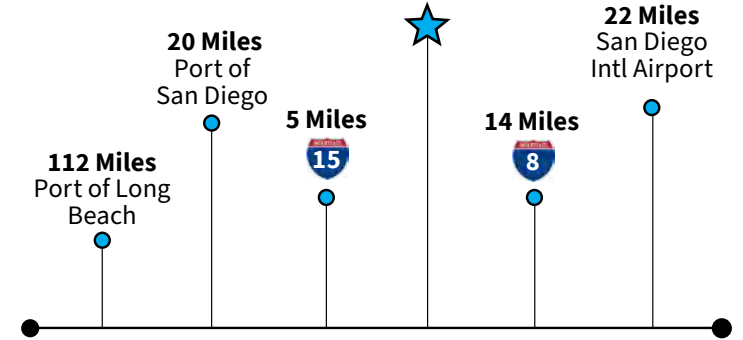


- 1 Matrix Enterprises
- 2 Chef Works
- 3 Action Composites
- 4 Fulex Ecommerce Fulfillment
- 5 Sysco San Diego
- 6 Papa Duke's Deli & Grill
- 7 Kohls
- 8 Rexford Industrial
- 9 Core Systems
- 10 Best Buy Warehouse
- 11 Hoist Fitness Systems
- 12 SportsPlex USA
- 13 General Atomics
- 14 Ferguson Waterworks
- 15 Somagis Inc.
- 16 Lightning Brewery
- 17 D'Sotos Mexican Food
- 18 O'Briens Boulangerie
- 19 Home Depot
- 20 Costco
- 21 General Atomics
- 22 General Atomics
- 23 General Atomics
- 24 General Atomics
- 25 Amazon
- 26 Geico





**12690**  
DANIELSON



**BLAKE RODGERS**

+1 949 273 9934  
blake.rodgers@am.jll.com  
RE license #02015513

**JAKE RUBENDALL**

+1 760 448 1369  
jrubendall@lee-associates.com  
RE license #02037365

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