

FOR LEASE

INDUSTRIAL / FLEX OPPORTUNITY IN **POWAY**

12147 KIRKHAM ROAD

POWAY, CA 92064

±4,087 SF SINGLE-STORY
INDUSTRIAL WAREHOUSE

GRADE-LEVEL LOADING | 21' WAREHOUSE CLEAR-HEIGHT | ABUNDANT PARKING | CORPORATE IMAGE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

12147 KIRKHAM ROAD SUITE A

POWAY, CALIFORNIA



☑ ±4,087 SF INDUSTRIAL WAREHOUSE

☑ ONE GRADE-LEVEL DOOR

☑ AMPLE PARKING (3.15 / 1,000 SF)

☑ LOCATED IN ±15,240 SF MULTI-TENANT INDUSTRIAL BUILDING

☑ ±21' WAREHOUSE CLEAR-HEIGHT

☑ ZONING: PC-7

☑ 60% WAREHOUSE / 40% OFFICE

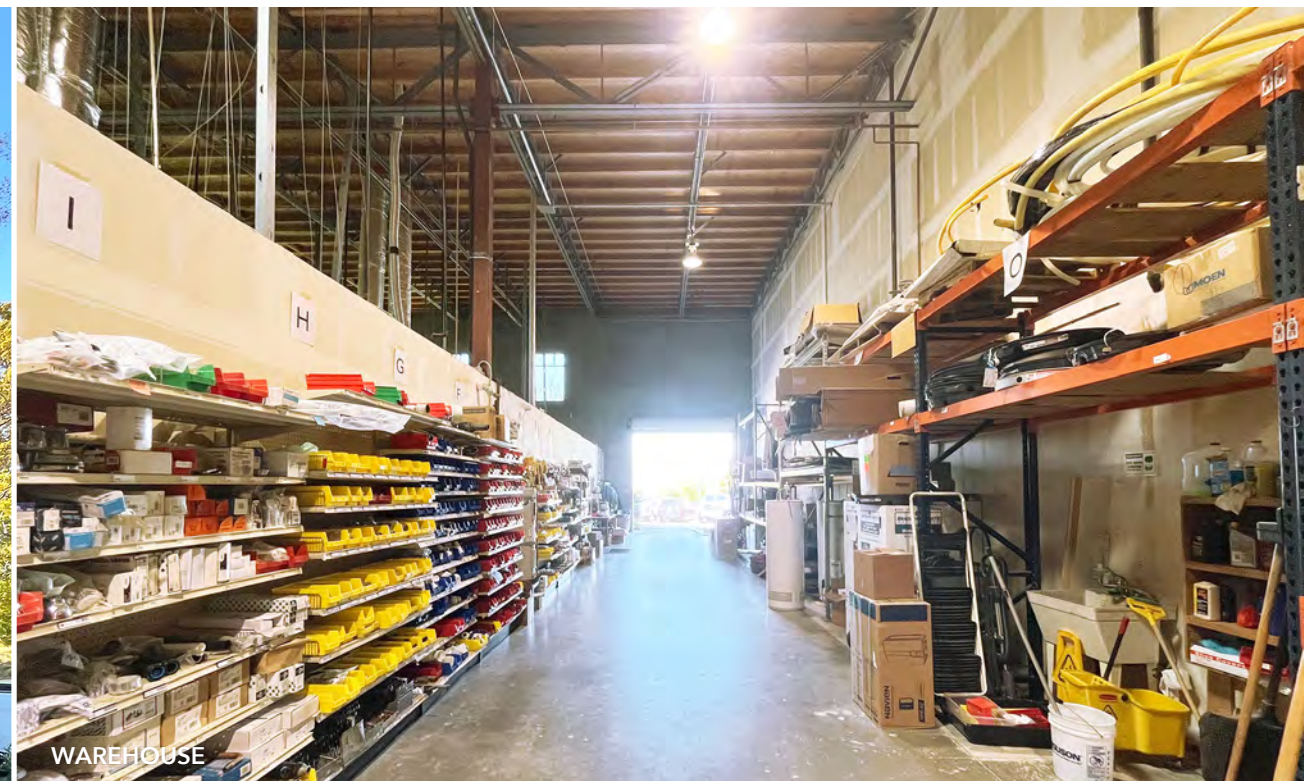
☑ EXCELLENT SIGNAGE OPPORTUNITY

LEASE RATE: \$1.55 / SF NNN

AVAILABLE: IMMEDIATELY



12147
KIRKHAM
ROAD
SUITE A



WAREHOUSE



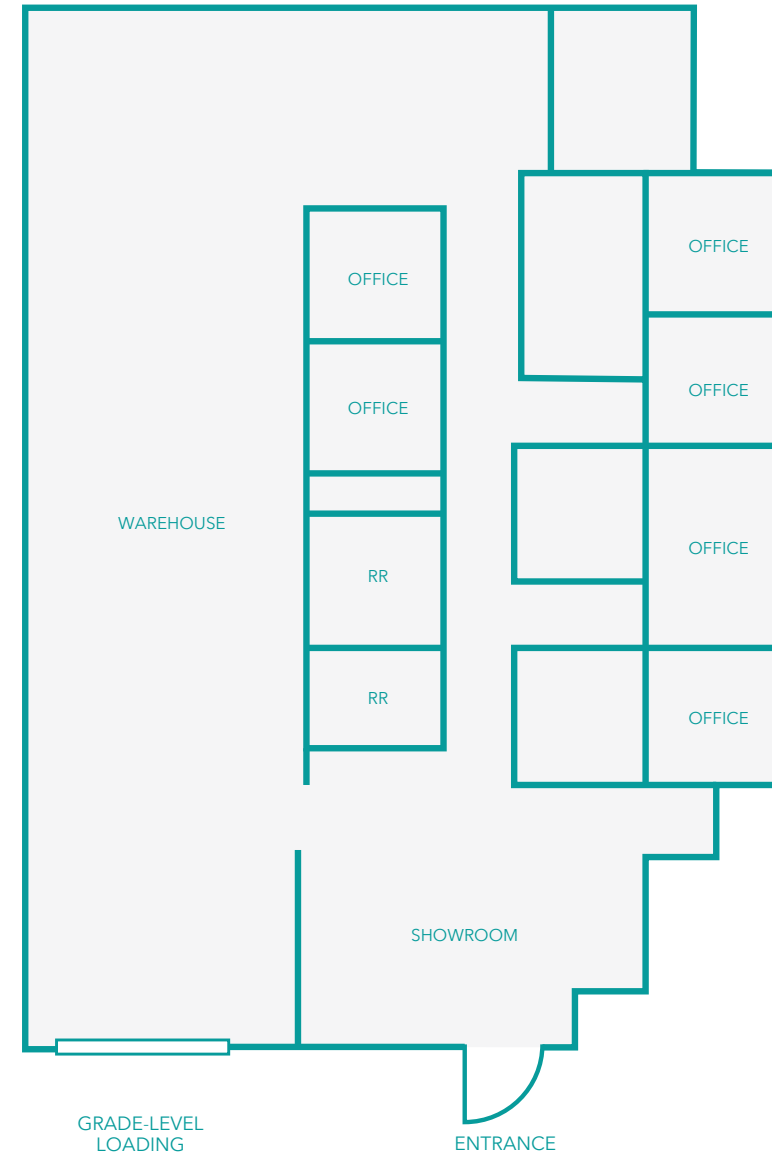
WAREHOUSE



SHOWROOM

12147 KIRKHAM ROAD SUITE A

- ✓ ±4,087 SF INDUSTRIAL WAREHOUSE
- ✓ 60% WAREHOUSE / 40% OFFICE
- ✓ ONE GRADE-LEVEL DOOR
- ✓ ±21' WAREHOUSE CLEAR-HEIGHT
- ✓ SHOWROOM / RECEPTION AREA
- ✓ SIX PRIVATE OFFICES
- ✓ KITCHEN AREA
- ✓ TWO RESTROOMS
- ✓ FRONTAGE ON KIRKHAM ROAD
- ✓ AMPLE PARKING
- ✓ ACCESS TO TWO DUMPSTERS ON-SITE



Floorplan not to scale, for reference only.



12147
KIRKHAM
ROAD
SUITE A

KIRKHAM ROAD FRONTAGE | EXCELLENT SIGNAGE OPPORTUNITY | AMPLE AMENITIES NEARBY | CENTRAL SAN DIEGO COUNTY LOCATION

POWAY, CALIFORNIA

12147 KIRKHAM ROAD





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12147 KIRKHAM ROAD

POWAY, CA 92064

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