

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

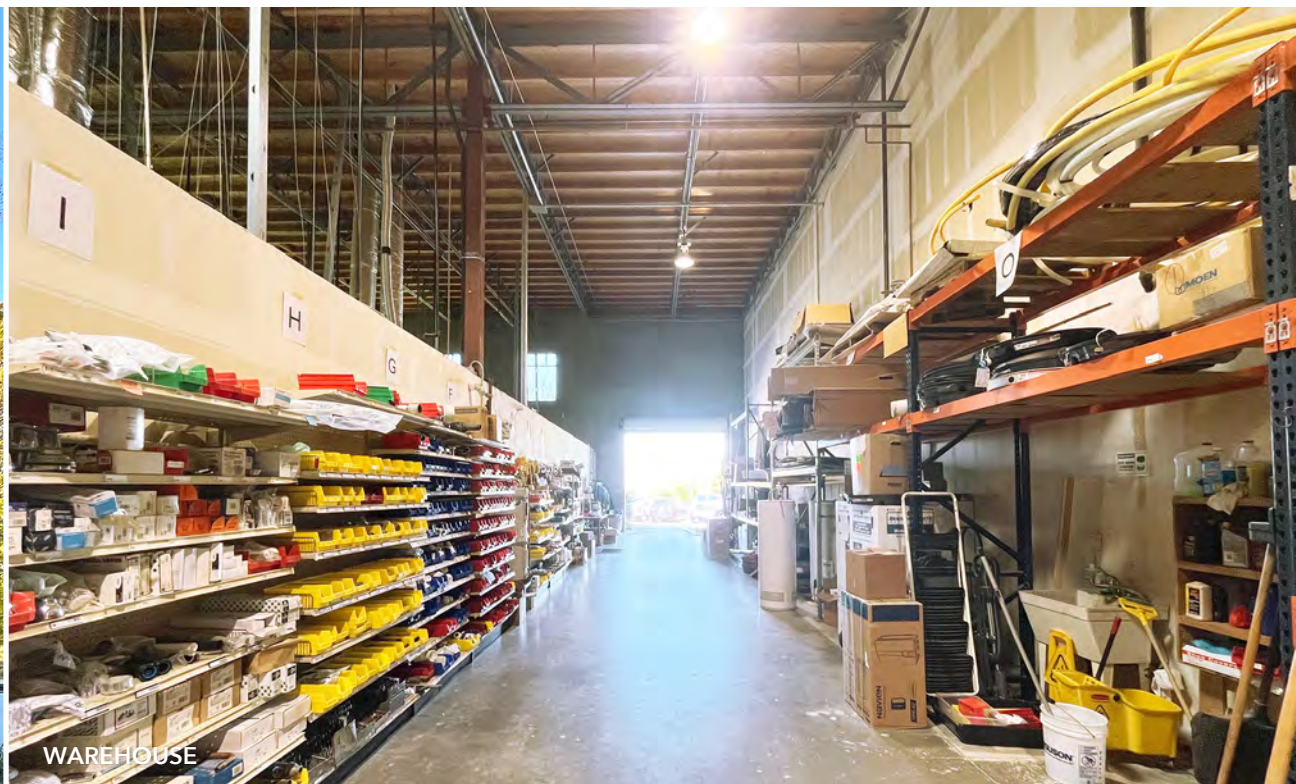
☑ 60% WAREHOUSE / 40% OFFICE

☑ EXCELLENT SIGNAGE OPPORTUNITY

LEASE RATE: \$1.60 / SF NNN

AVAILABLE: 90 DAYS NOTICE

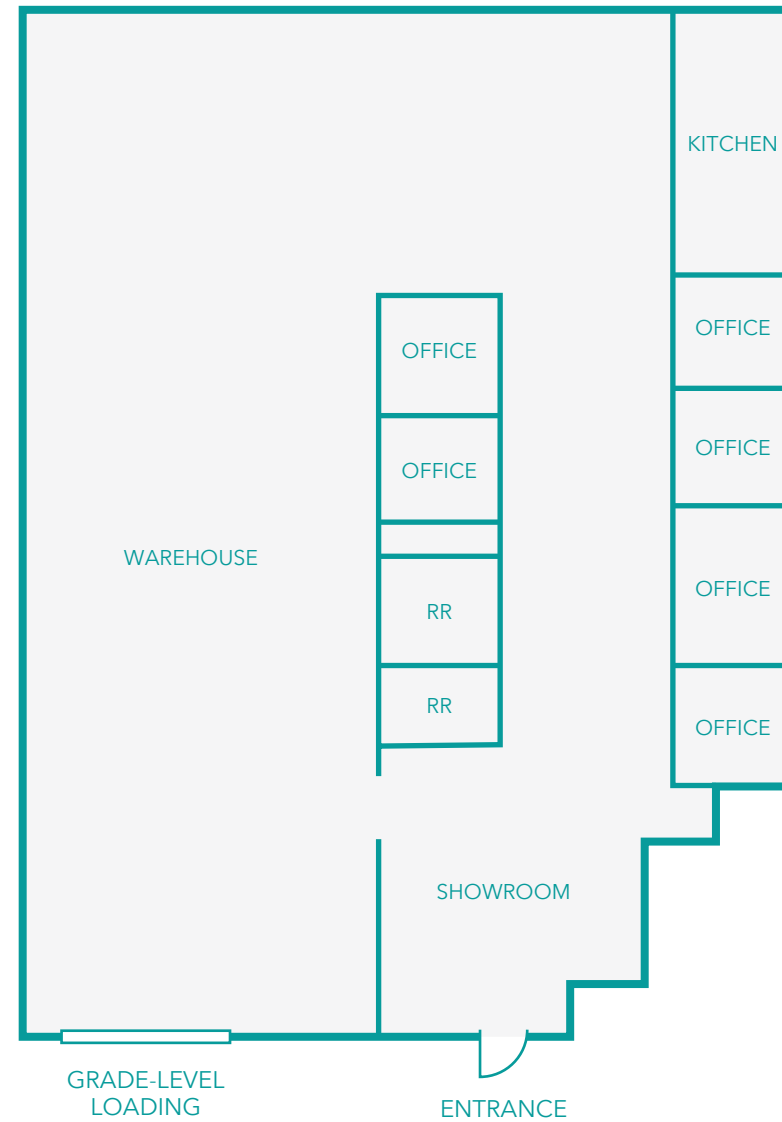






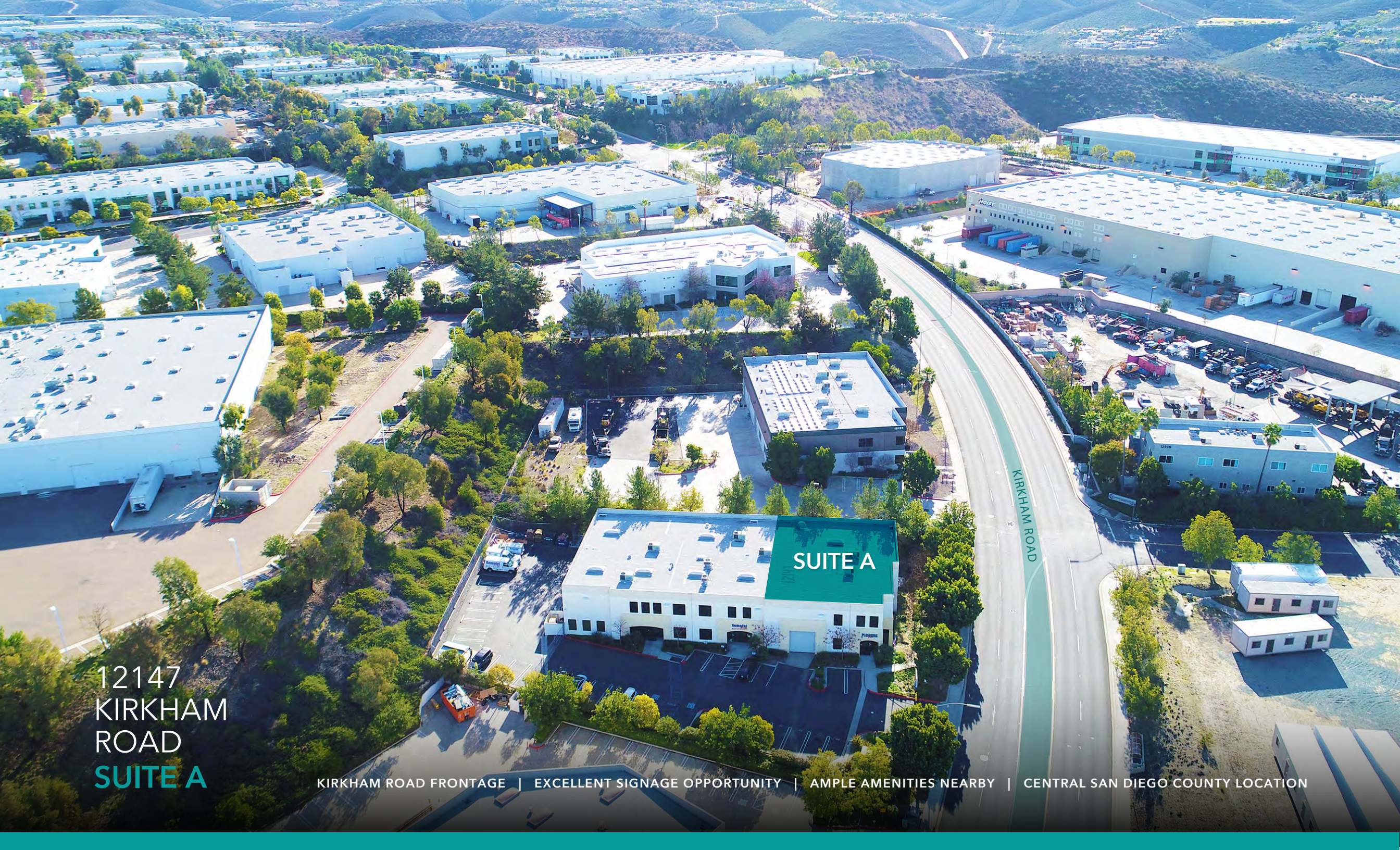
# 12147 KIRKHAM ROAD SUITE A

- ✓ ±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



SPORTSPLEX USA POWAY

Walter Andersen  
Nursery



**KOHL'S**

PAPA DUKE'S DELI & GRILL

O'BRIEN'S BOULANGERIE

**Carls Jr.** **SUBWAY**  
POKE STAGE  
D'SOTO'S MEXICAN FOOD  
GIANT NEW YORK PIZZA  
VICTOR'S KAFE



**COSTCO**  
WHOLESALE



COMMUNITY ROAD

SCRIPPS POWAY PKWY

KIRKHAM ROAD



FOR LEASE

# 12147 KIRKHAM ROAD

POWAY, CA 92064

For more information or tours,  
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