

12267 CROSTHWAITE CIRCLE

Poway, CA 92064

FOR SALE OR LEASE

APPROX. 15,500 SF INDUSTRIAL/FLEX BUILDING



BUILDING FEATURES

- Approximately 15,500 SF Freestanding Building
- Approximately 50% Office and 50% Production/Warehouse
- Skylights Throughout Warehouse
- Beautiful Office Improvements
- 1 Grade Level Truck Door: 12' w x 14' h (dock loading potential)
- Minimum Clear Height: 21'
- Approx. 36 parking spaces
- 38,785 SF Parcel
- Fully Sprinklered
- 1600 Amps of 120/208 Volt Power
- Zoning LI-S (Light Industrial/Outside Storage)
- **Sale Price: \$2,600,000**
- **Rental Rate: \$0.88/SF, NNN**

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