

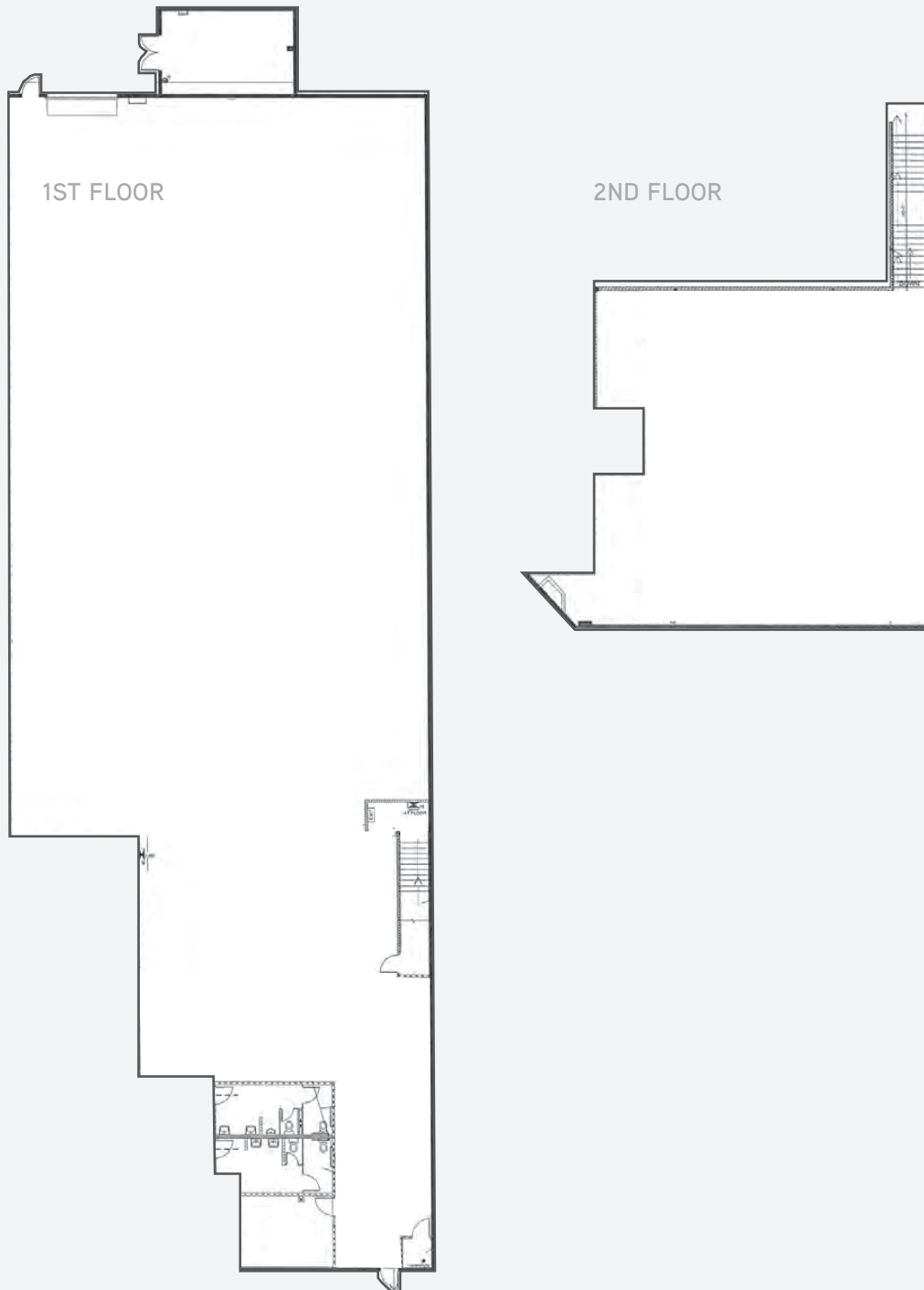
±14,682 SF INDUSTRIAL FOR LEASE

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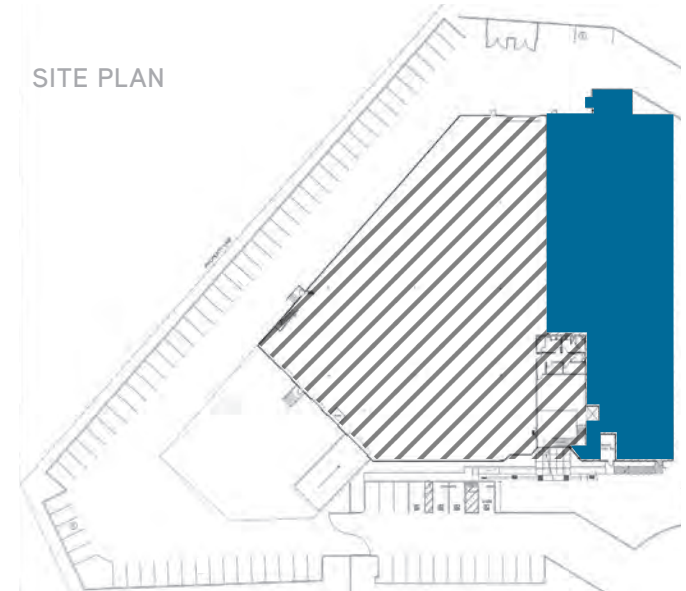


## FEATURES

- > ±14,682 SF
- > Zoned LI - Light Industrial
- > 2/1,000 parking
- > Grade-level loading
- > Gated and concrete loading areas
- > 23' clear height and 50' x 50' column spacing
- > 0.45/3,000 GPM sprinklers
- > Heavy power - 277/480 V, 3-phase
- > Skylights throughout warehouse
- > Energy efficient lighting

**Asking Rate: \$0.95/SF NNN**  
(NNNs estimated at \$0.19/SF)

SITE PLAN

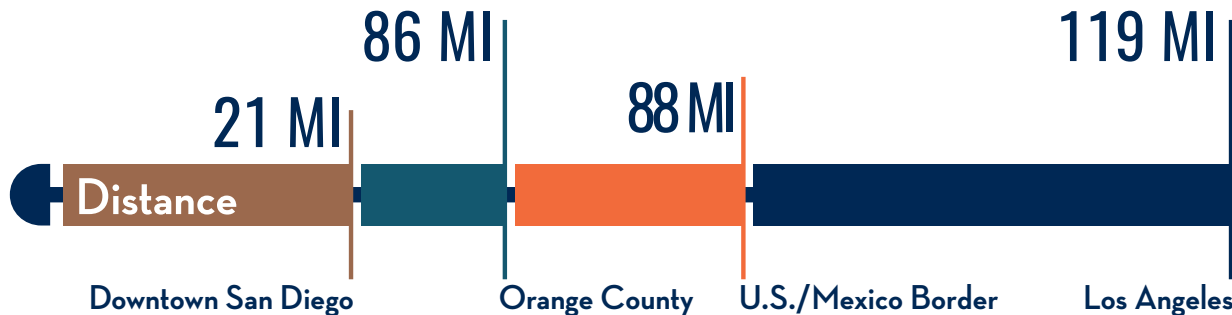


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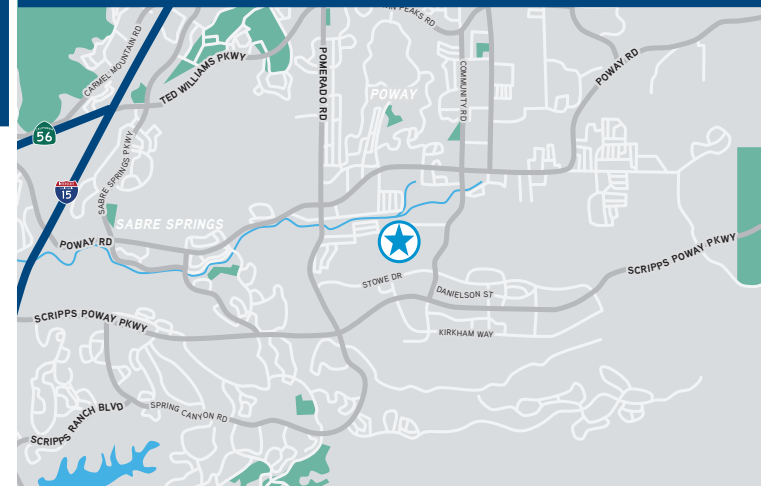
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## POWAY DEMOGRAPHICS



Centrally located in San Diego County's I-15 Corridor with convenient access to major freeway arteries.



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