



12525 Stowe Drive

± 33,652 square feet warehouse/distribution building available for lease

12525 Stowe Drive is a free standing 33,652 SF industrial building located in the heart of the 900 acre Poway Business Park. This master-planned business park is home to many corporations as well as a variety of retail amenities. The 12525 Stowe building occupies a high identity corner location which provides excellent access via both Stowe Drive and Kirkham Road. The building has good clear height (24' – 26' minimum clear throughout), substantial power (1,600 amps), upgraded warehouse lighting, and approximately 6,000 SF of high quality office space.

The property is close to numerous retail amenities in Poway (Home Depot, In-N-Out, Costco, Starbuck's, Jersey Mike's). It is in close proximity to the Poway Hampton Inn, for easy hotel access, as well as area companies including General Atomics Aeronautical Systems, GEICO, Sysco Foods, Hoist Fitness Systems, and Best Buy's direct to consumer warehouse.

POWAY
12525 Stowe Drive



CLEAR HEIGHT: 24'-26'

CONSTRUCTION TYPE: Concrete Tilt-up

FIRE SPRINKLERS: 0.45 GPM/3,000 SF

SKYLIGHTS: Yes

ACCESSIBILITY: 2 driveways
(one on Stowe Drive & one on Kirkham Road)

ZONING: Light Industrial—allows wide range
of uses, including: storage warehousing,
light manufacturing, office, and showroom

ASKING RENT: \$0.89/SF NNN
Low NNN's; only \$0.12/SF

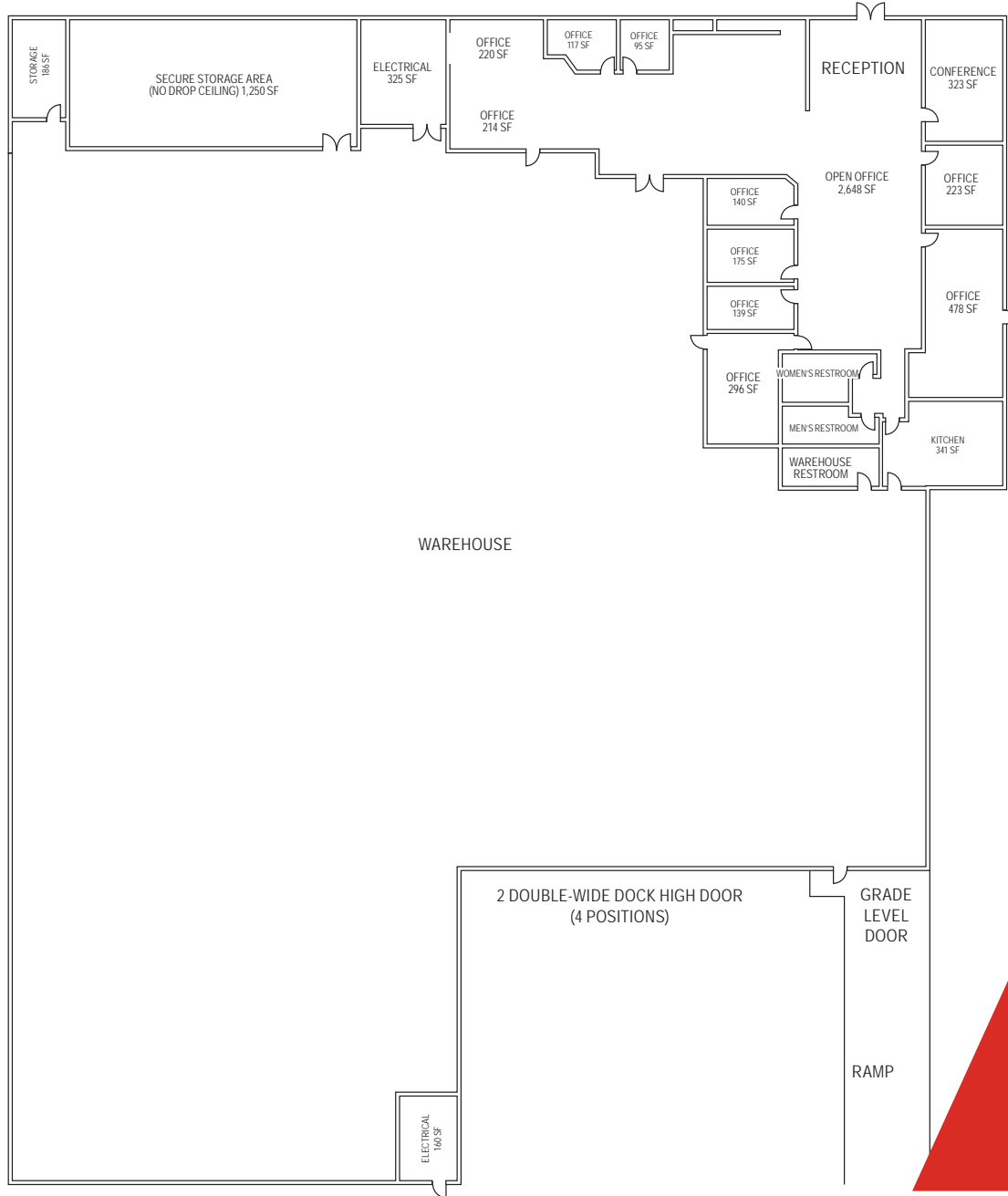
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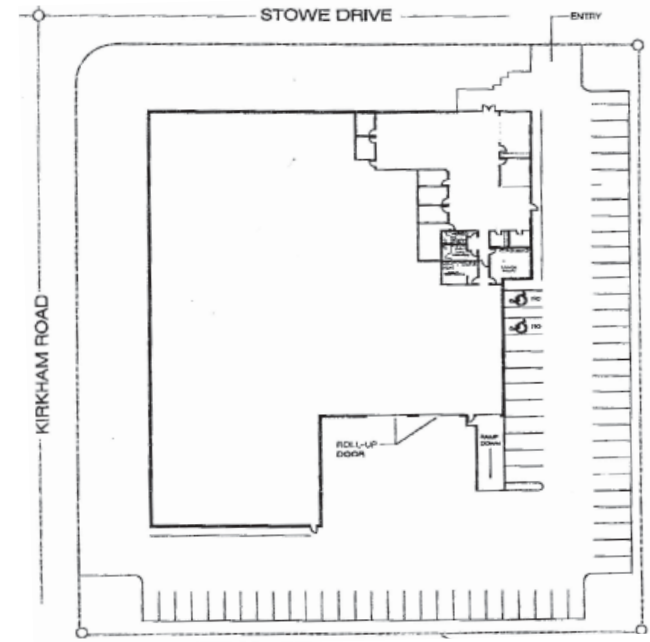
- Excellent loading and truck access
 - 4 dock-high loading positions (2 double-wide doors)
 - 1 grade-level loading door
 - 2 driveways (one on Stowe Drive & one on Kirkham Road)
- 68 parking spaces (2.02/1,000 SF)
- Ample power: 1,600 amps of 120/208 volt, 3 phase/4 wire
- High visibility location on the corner of Stowe Drive and Kirkham Road
- Approximately 6,000 SF of high quality office build-out, and above-standard office finishes including:
 - Upgraded restrooms with granite counter top
 - High image lobby with built-in reception desk and corporate signage wall
 - Executive conference room with glass wall

POWAY
12525 Stowe Drive

FLOOR PLAN

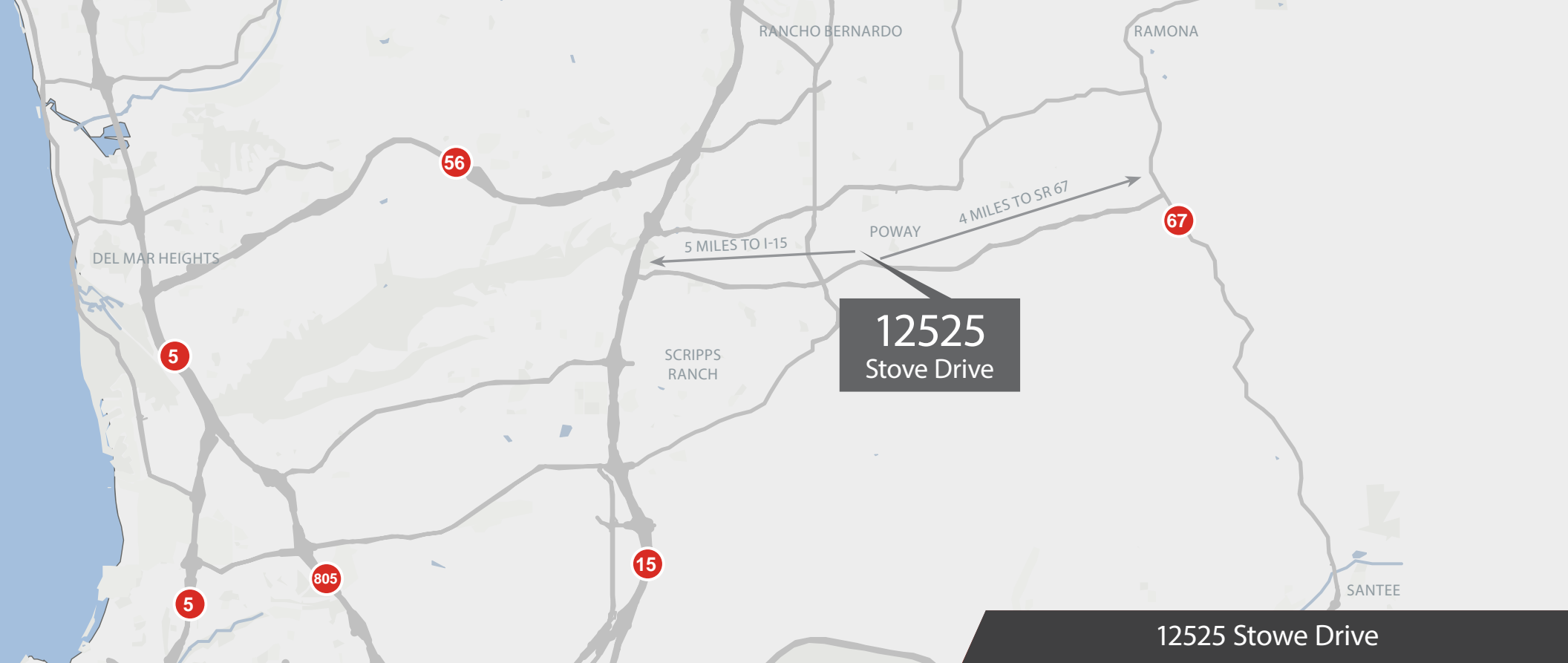


SITE PLAN



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