

127,185 SQ. FT. FLEX/INDUSTRIAL BUILDING

14100 DANIELSON STREET 67,594 SF FOR LEASE



BUILDING FEATURES:

- 67,594 SF available for lease
- Approx. 50% office and 50% HVAC high bay R&D/production/warehouse with electrical and data drops throughout
- Available August 1st, 2015
- Elevator served 2nd floor
- Column spacing: 48'x60'
- Skylights throughout
- Fiber optics in place
- Zoned LI (Light Industrial)
- 10 dock high doors and 2 grade level doors
- Large concrete truck courts
- Sprinkler: 0.45/3,000
- Parking: 3/1,000
- Clearance Height: approximately 24'
- Electrical service: 2,000 Amps, 3 phase 4 wire, 277/480 volt
- Central county location
- Part of a 127,185 SF building
- Rental Rate: **\$1.00 / SF NNN** (low nets: \$.18/sf)

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POWAY AERIAL



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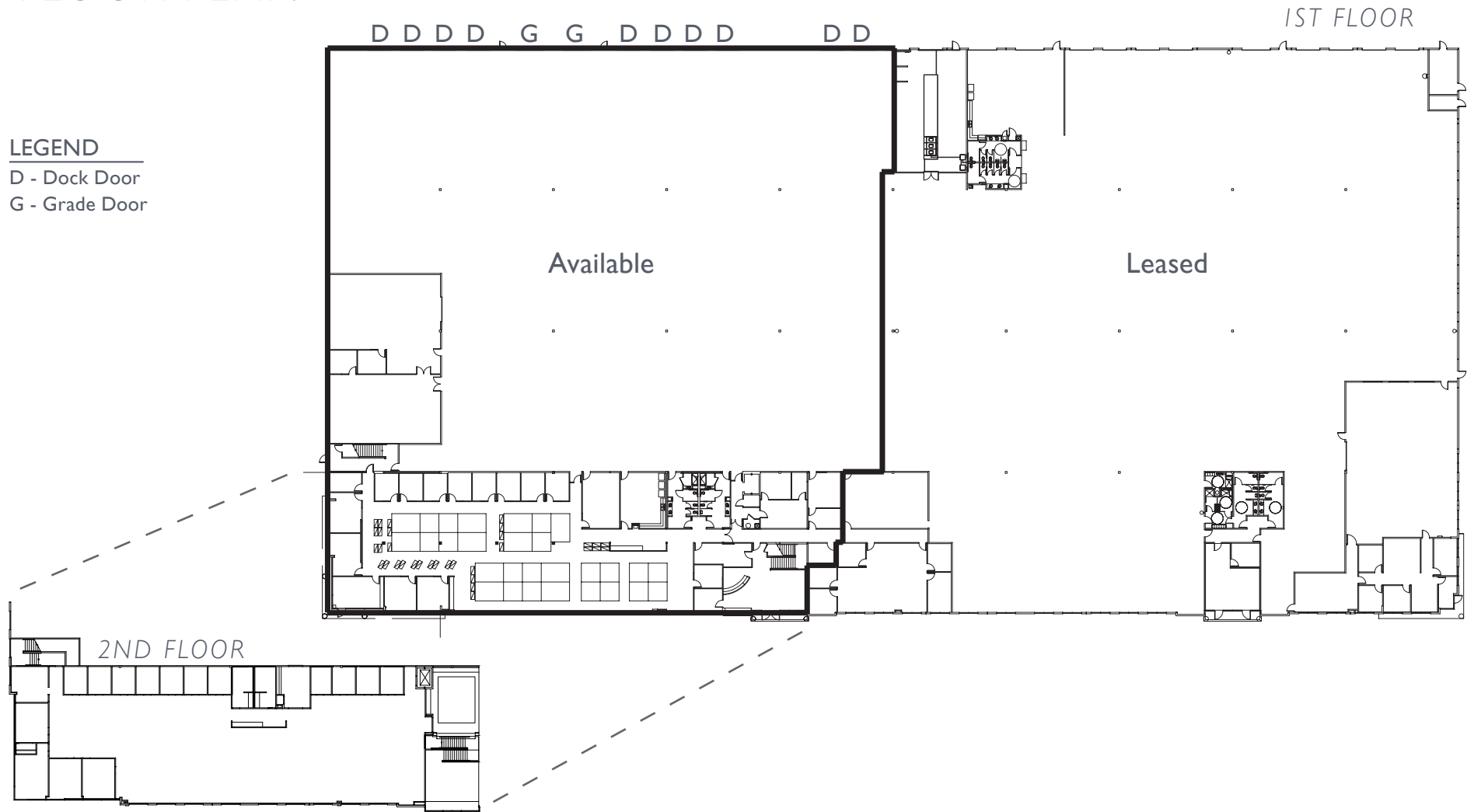
SITE PLAN



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FLOOR PLAN



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1ST FLOOR

LEGEND
D - Dock Door
G - Grade Door

Available

Leased

2ND FLOOR

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LOCATION MAP

14100 DANIELSON STREET is located in Poway, one of the newest and most centrally located commercial real estate markets in San Diego County. 14100 Danielson Street is located approximately 5 miles east of the Interstate 15 freeway, accessed just off of Scripps Poway Parkway via Danielson Street.

The City of Poway is a desirable place to live and work. It has one of the lowest crime rates in San Diego County and Poway Unified School District is nationally recognized as one of the best in the State of California. Numerous large corporations have locations in Poway such as General Atomics, Teledyne, GEICO, Sysco, L3 Communications and Rockwell Collins.

