

12147

KIRKHAM ROAD



±4,087 SF INDUSTRIAL / FLEX OPPORTUNITY IN POWAY
GRADE-LEVEL LOADING | 21' WAREHOUSE CLEAR-HEIGHT
ABUNDANT PARKING | CORPORATE IMAGE

12147

KIRKHAM ROAD
SUITE A

LEASE RATE

SEE NEXT PAGE

AVAILABLE

IMMEDIATELY

- ☞ ±4,087 SF INDUSTRIAL WAREHOUSE
- ☞ ONE GRADE-LEVEL DOOR
- ☞ EXCELLENT SIGNAGE OPPORTUNITY
- ☞ LOCATED IN ±15,240 SF MULTI-TENANT INDUSTRIAL BUILDING
- ☞ ±21' WAREHOUSE CLEAR-HEIGHT
- ☞ ZONING: LI
- ☞ AMPLE PARKING (3.15 / 1,000 SF)

12147

KIRKHAM ROAD
SUITE A

FLEXIBLE LEASE OPTIONS

TWO GREAT WAYS TO MAKE THIS SPACE WORK FOR YOU.



OPTION 1

AS-IS VALUE OPTION

\$1.20/SF NNN

+ \$0.39/SF NNN's (Estimated)



2 MONTHS

BASE RENT ABATEMENT



5%

TENANT-REPRESENTATION FEE



DELIVERED IN EXISTING CONDITION

Functional 60% warehouse / 40% office layout with showroom, private offices, kitchen, two restrooms & grade-level loading.

OPTION 2

IMPROVED OPTION

\$1.45/SF NNN

+ \$0.39/SF NNN's (Estimated)



2 MONTHS

BASE RENT ABATEMENT



UP TO \$50,000

IN LANDLORD-APPROVED
TENANT IMPROVEMENTS



5%

TENANT-REPRESENTATION FEE



CUSTOMIZE YOUR SPACE

Landlord-funded improvements to tailor the suite to your business needs (subject to lease terms, credit approval & improvement scope).



±4,087 SF

INDUSTRIAL / FLEX
OPPORTUNITY



ONE

GRADE-LEVEL DOOR



±21'

WAREHOUSE
CLEAR-HEIGHT



AMPLE PARKING
(3.15 / 1,000 SF)



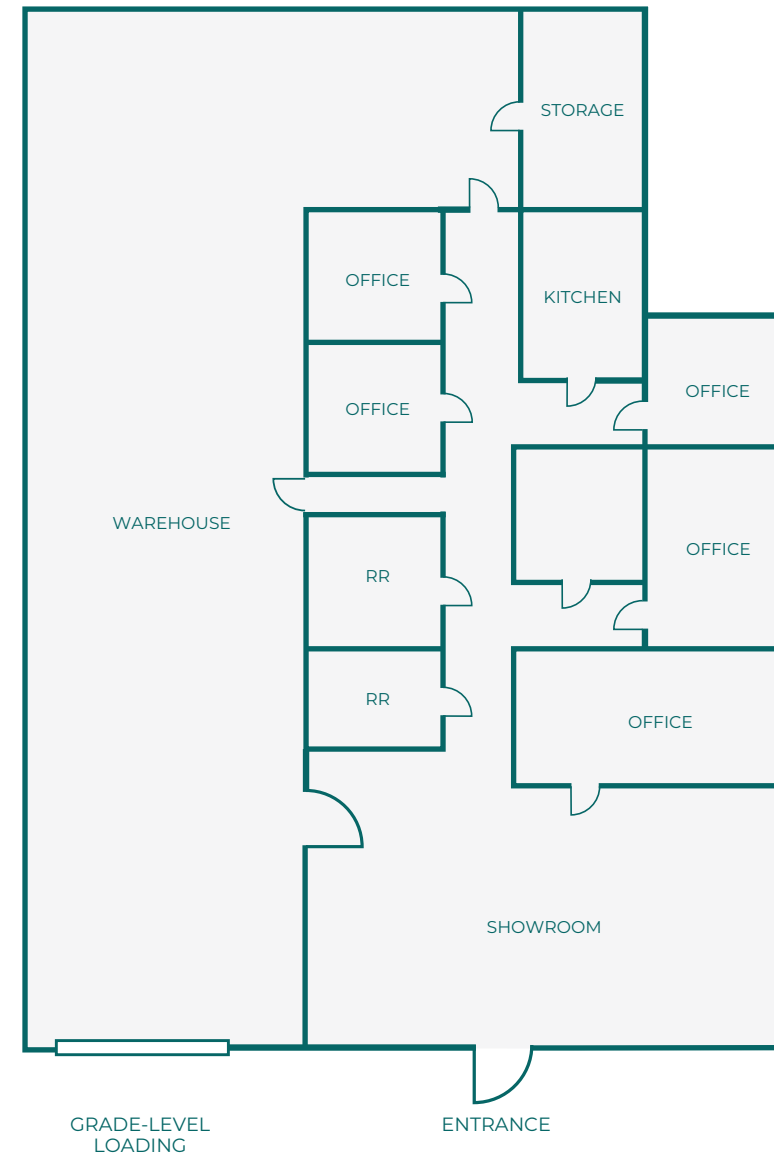
FRONTAGE ON
KIRKHAM ROAD

Numbers predicated on a 5-year lease term.

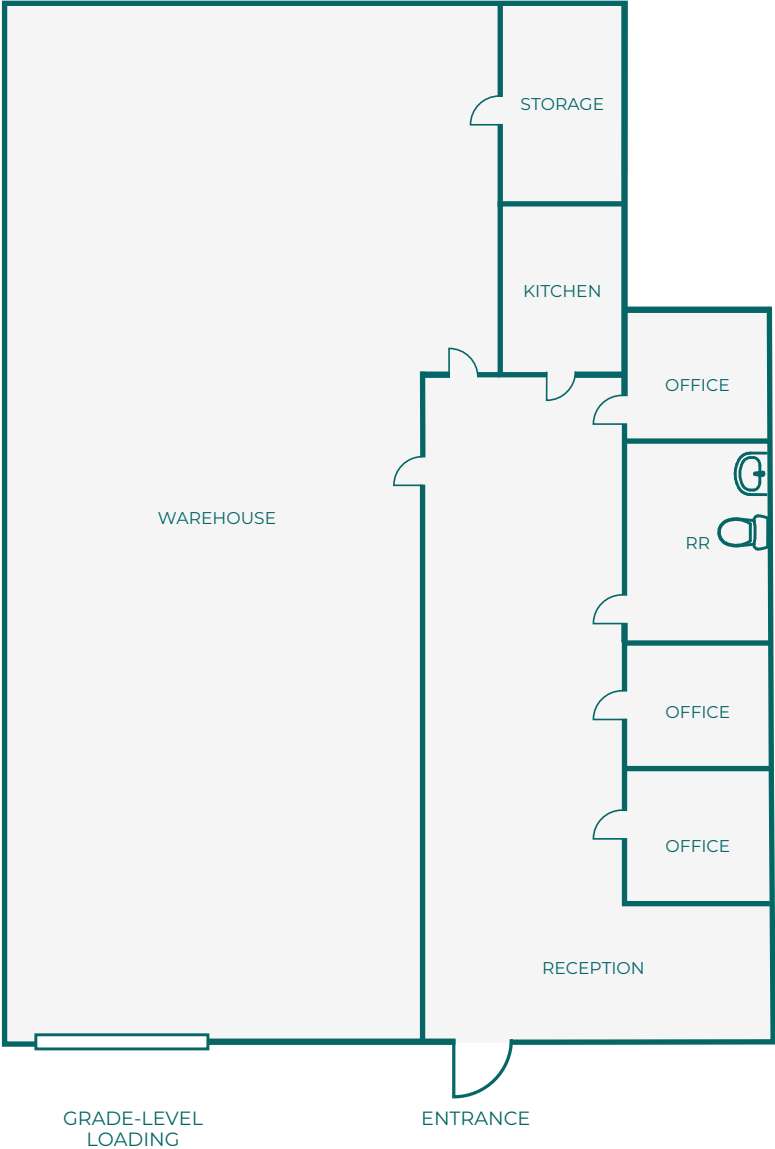




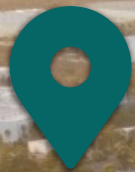
- ✓ ±4,087 SF INDUSTRIAL WAREHOUSE
- ✓ 60% WAREHOUSE / 40% OFFICE
- ✓ ONE GRADE-LEVEL DOOR
- ✓ ±21' WAREHOUSE CLEAR-HEIGHT
- ✓ SHOWROOM / RECEPTION AREA
- ✓ SIX PRIVATE OFFICES
- ✓ KITCHEN AREA
- ✓ TWO RESTROOMS
- ✓ FRONTAGE ON KIRKHAM ROAD
- ✓ AMPLE PARKING
- ✓ ACCESS TO TWO DUMPSTERS ON-SITE



PROPOSED
FLOOR PLAN



Floor plan not to scale, for reference only.



- In-N-Out Burger
- Kohl's
- City Fun Center
- Papa Duke's Deli

- Lightning Brewery

- Fillipi's Pizza Grotto
- Starbucks
- Jack in the Box
- Smart & Final
- Dollar Tree
- El Pollo Loco
- McDonald's
- Better Buzz
- Dollar Tree
- LA Fitness

- Taco Bell
- 5 Guys
- Petco
- Walgreens

KIRKHAM WAY

PAINE STREET

GREGG STREET

12147
KIRKHAM ROAD
SUITE A



12147
KIRKHAM ROAD

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