

FOR LEASE

INDUSTRIAL / FLEX OPPORTUNITY IN POWAY

12147 KIRKHAM ROAD

POWAY, CA 92064

±4,087 SF SINGLE-STORY
INDUSTRIAL WAREHOUSE

GRADE-LEVEL LOADING | 21' WAREHOUSE CLEAR-HEIGHT | ABUNDANT PARKING | CORPORATE IMAGE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

12147 KIRKHAM ROAD SUITE A

POWAY, CALIFORNIA



☑ ±4,087 SF INDUSTRIAL WAREHOUSE

☑ ONE GRADE-LEVEL DOOR

☑ AMPLE PARKING (3.15 / 1,000 SF)

☑ LOCATED IN ±15,240 SF MULTI-TENANT INDUSTRIAL BUILDING

☑ ±21' WAREHOUSE CLEAR-HEIGHT

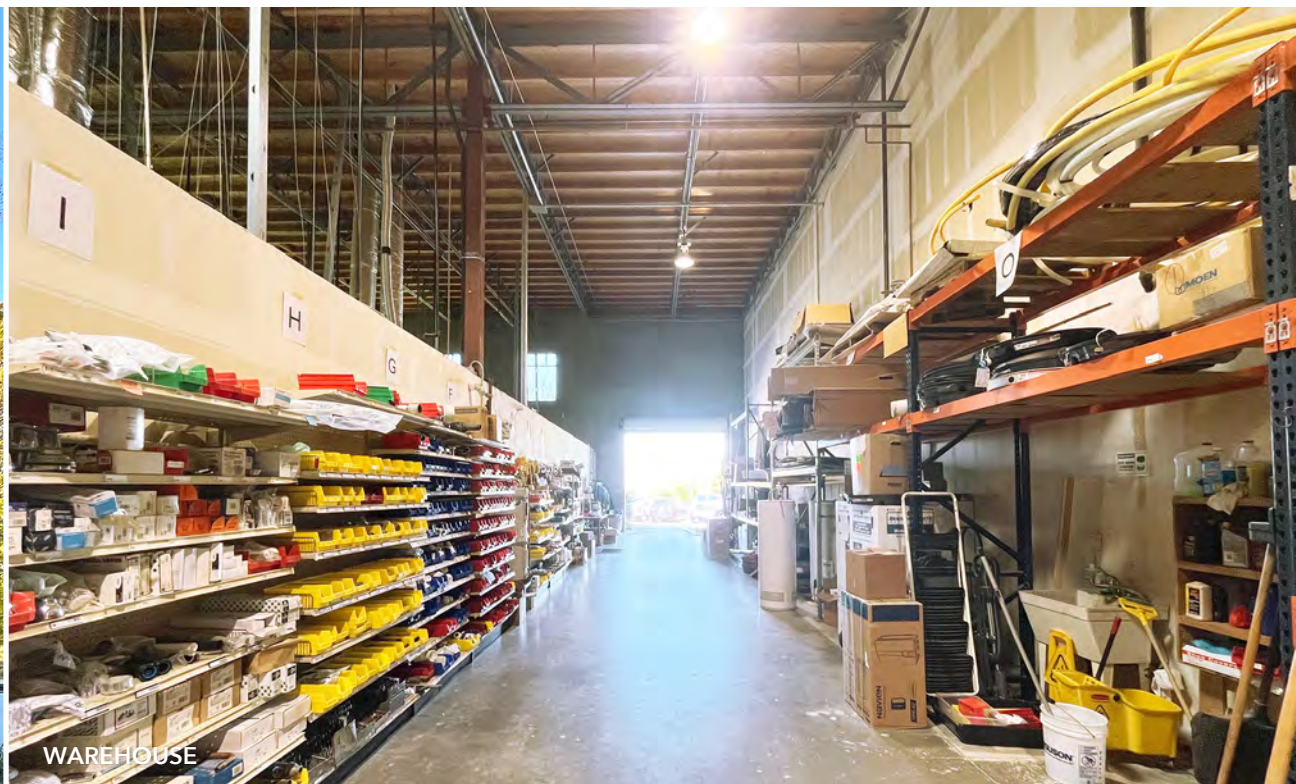
☑ ZONING: PC-7

☑ 60% WAREHOUSE / 40% OFFICE

☑ EXCELLENT SIGNAGE OPPORTUNITY

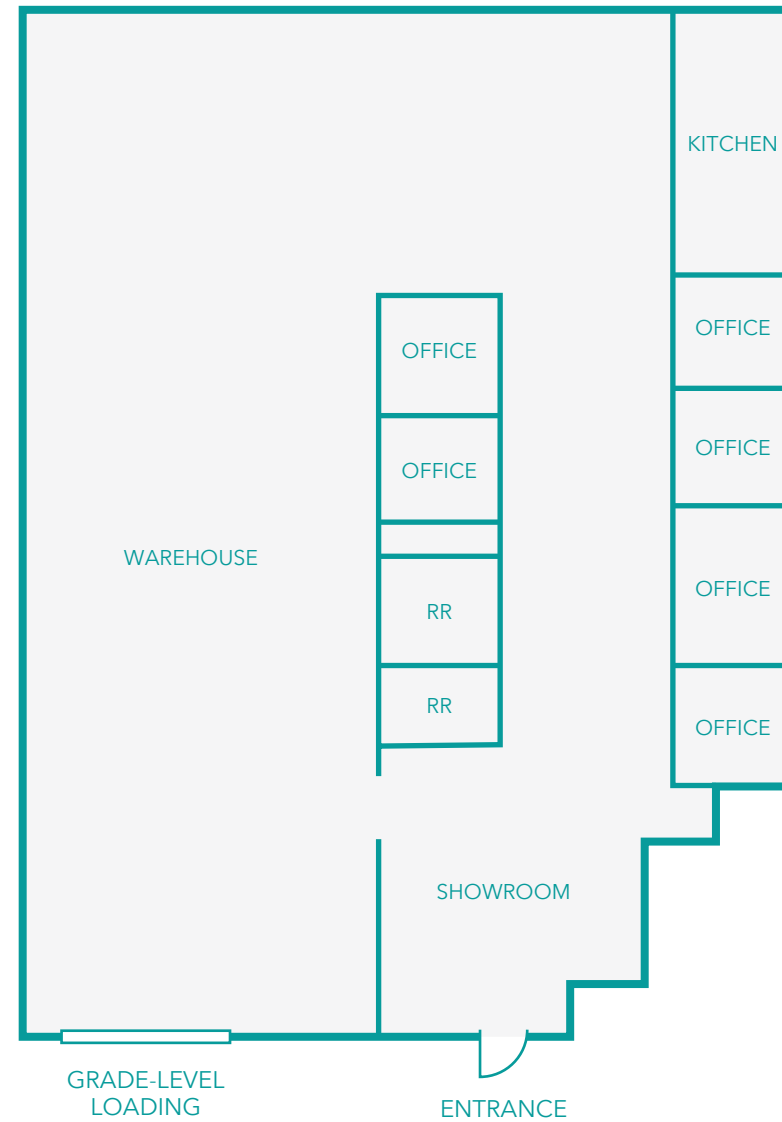
LEASE RATE: \$1.60 / SF NNN

AVAILABLE: 90 DAYS NOTICE

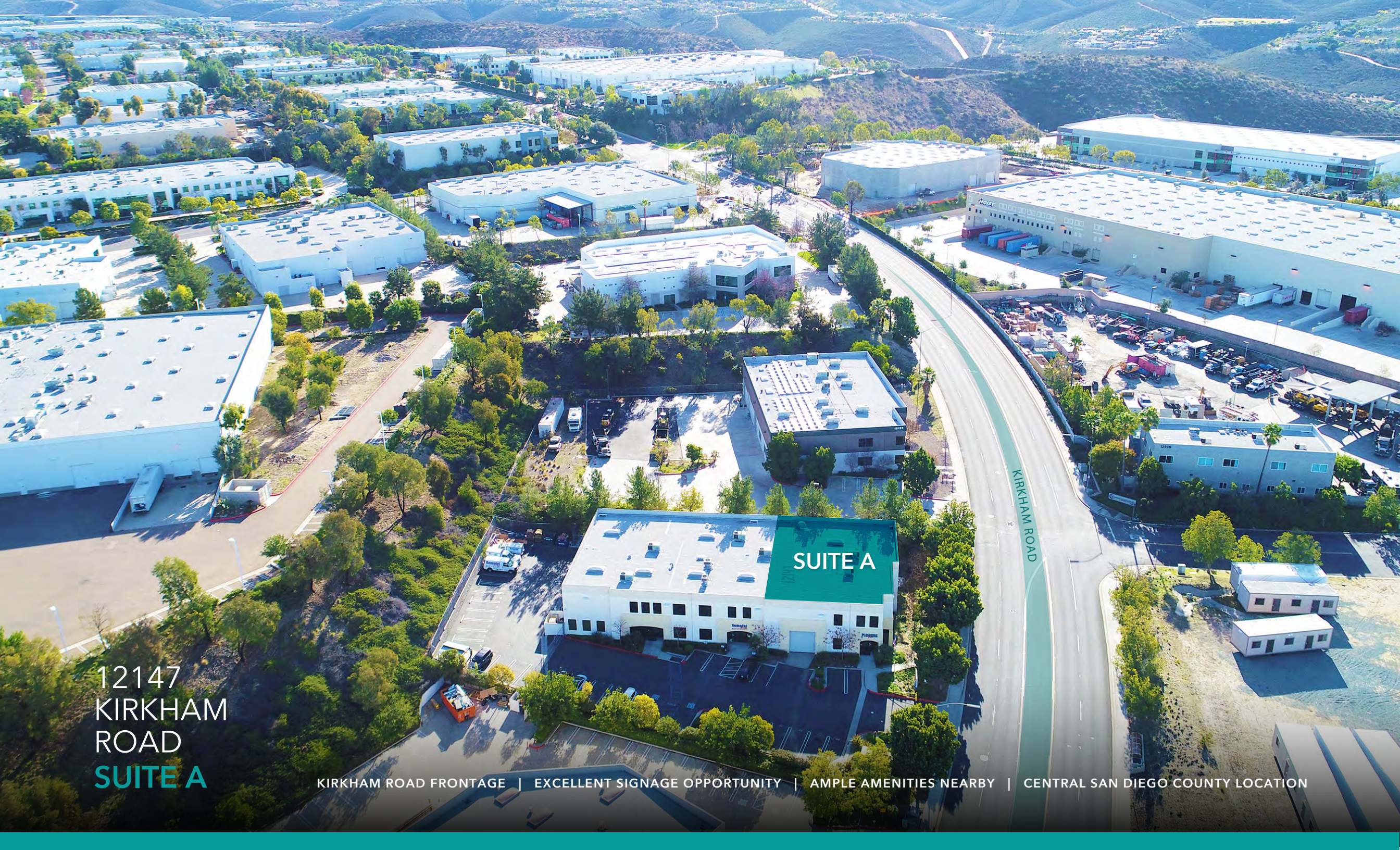


12147 KIRKHAM ROAD SUITE A

- ✓ ±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



Floorplan not to scale, for reference only.



12147
KIRKHAM
ROAD
SUITE A

KIRKHAM ROAD FRONTAGE | EXCELLENT SIGNAGE OPPORTUNITY | AMPLE AMENITIES NEARBY | CENTRAL SAN DIEGO COUNTY LOCATION

POWAY, CALIFORNIA

12147 KIRKHAM ROAD



SPORTSPLEX USA POWAY

Walter Andersen Nursery



KOHL'S

PAPA DUKE'S DELI & GRILL

O'BRIEN'S BOULANGERIE

Carls Jr. SUBWAY
POKE STAGE
D'SOTO'S MEXICAN FOOD
GIANT NEW YORK PIZZA
VICTOR'S KAFE



COSTCO WHOLESALE



COMMUNITY ROAD

SCRIPPS POWAY PKWY

KIRKHAM ROAD

FOR LEASE

12147 KIRKHAM ROAD

POWAY, CA 92064

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