

±7,500-10,000 SF AVAILABLE | ±22' CLEAR HEIGHT | CONCRETE PAD



FOR LEASE

12778 BROOKPRINTER PL

POWAY, CA 92064

POWAY INDUSTRIAL OPPORTUNITY

SPENCER DOK

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PROPERTY OVERVIEW

☑ ±17,166 SF BUILDING

☑ ±7,500-10,000 SF AVAILABLE

☑ ±25% OFFICE/PRODUCTION/±75% WAREHOUSE

☑ EXTENSIVE GLASSLINE/HQ IMAGE

☑ ONE GRADE-LEVEL LOADING DOOR (10'X12')

☑ ONE DOCK-HIGH POSITION

☑ POWER: 800 AMPS/120-208V (TENANT TO CONFIRM)

☑ ±22' CLEAR HEIGHT

☑ SKYLIGHTS AND FIRE SPRINKLERS

☑ 52 PARKING SPACES TOTAL (INCLUDES SEPARATE PARKING LOT)

☑ 3/1,000 PARKING RATIO

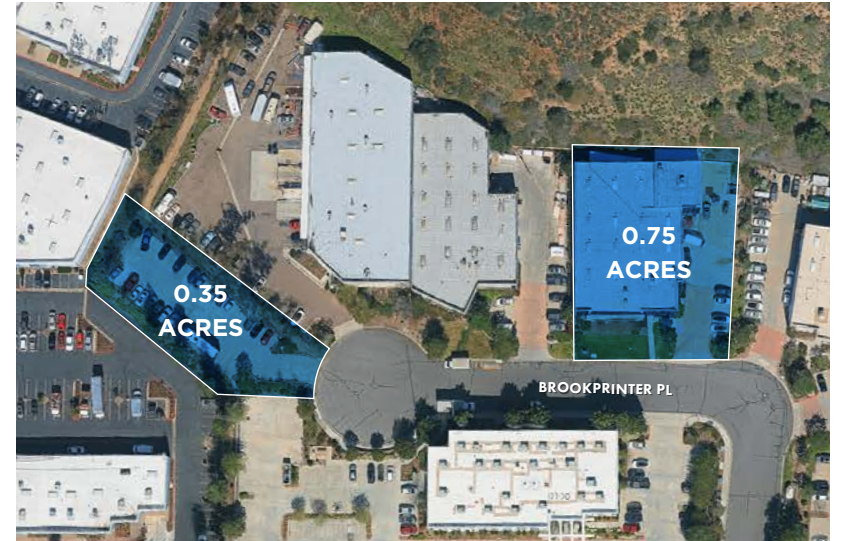
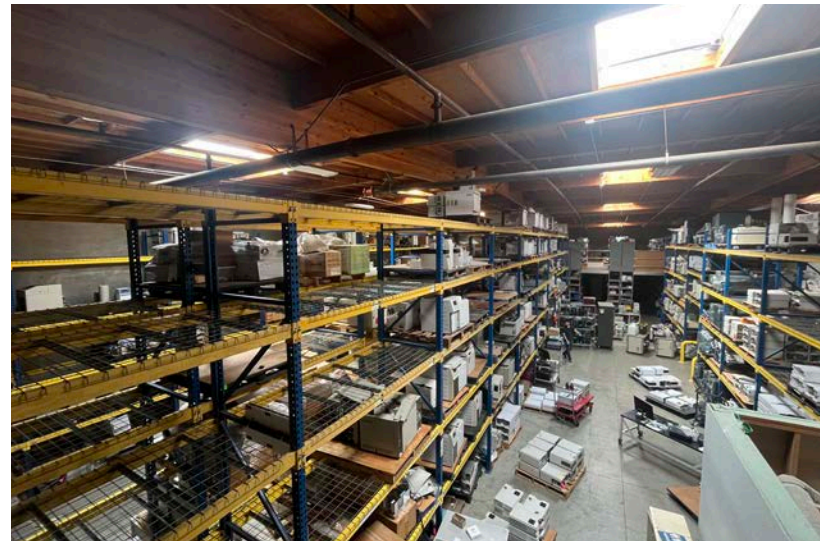
☑ CONCRETE PAD

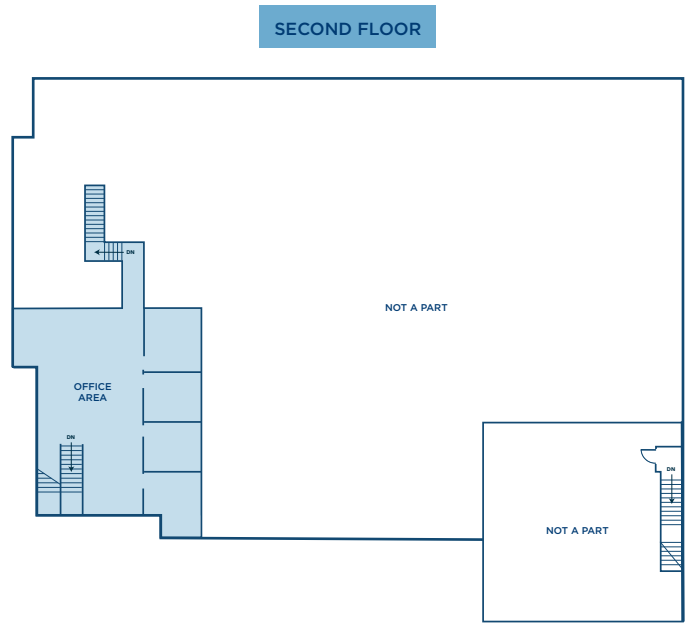
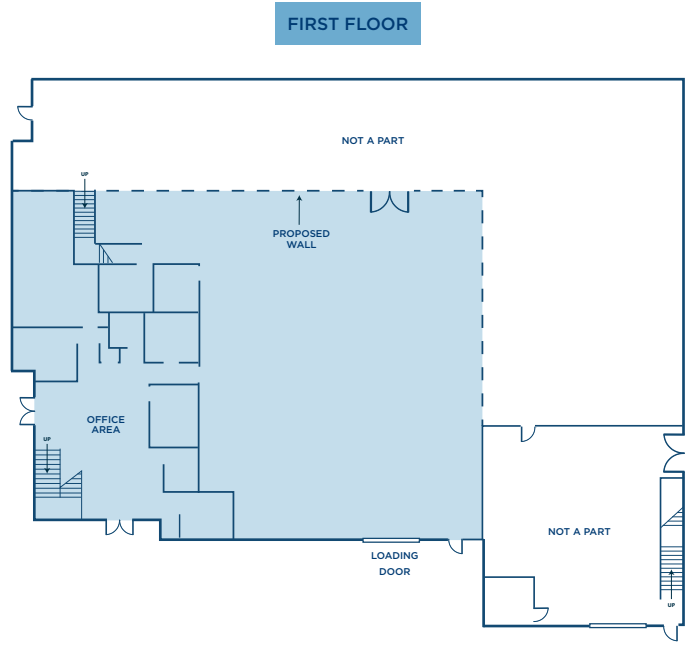
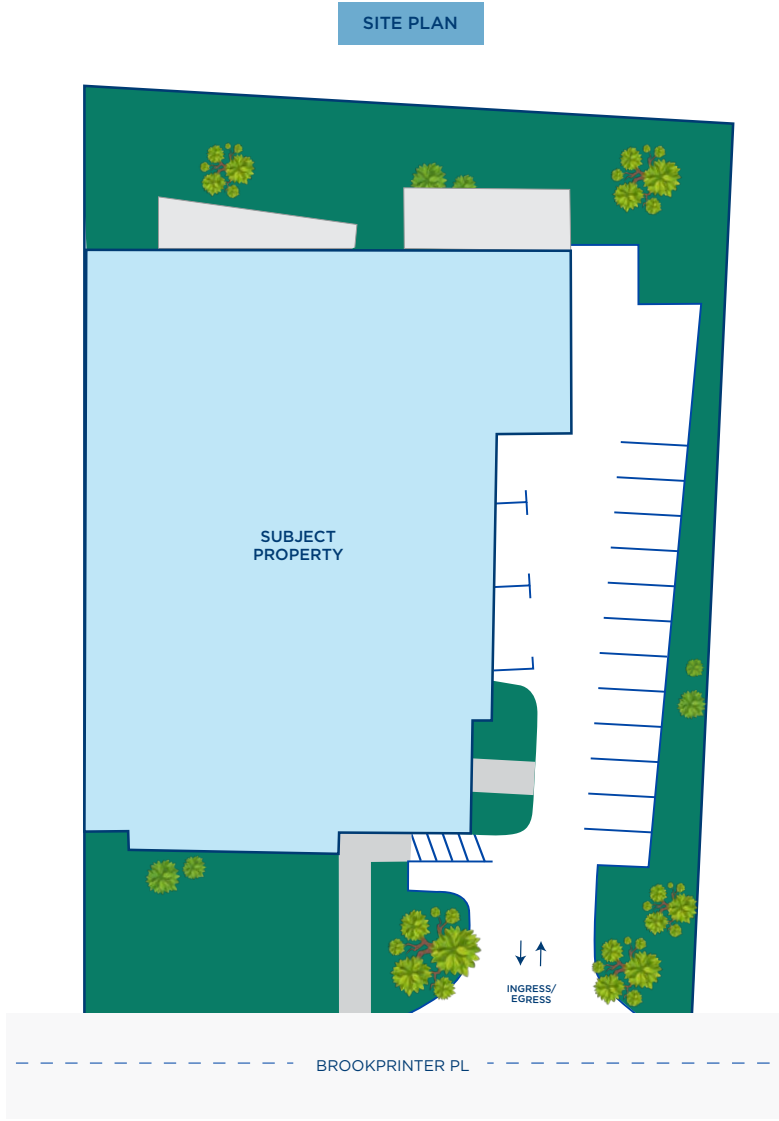
☑ TWO ELECTRICAL METERS

☑ ±1.1 ACRES LAND AREA (TWO PARCELS)

**LEASE RATE | \$1.50/SF NNN
(NNN's ±\$0.28/SF)**

AVAILABLE: MAY 1, 2026





Floor plans and site plan not to scale and layouts are approximate, for reference only.

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SEPARATE PARKING LOT

±17,166 SF INDUSTRIAL BUILDING

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SKYLIGHTS

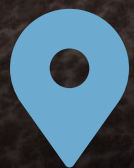
INGRESS/EGRESS

GRADE-LEVEL LOADING DOOR

GRADE-LEVEL LOADING DOOR

DOCK-HIGH POSITION





**12778
BROOKPRINTER
PL**

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

- Lightning Brewery

- Starbucks
- Jack in the Box
- Smart & Final
- Dollar Tree

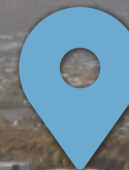
- El Pollo Loco
- McDonald's
- Better Buzz
- LA Fitness

- Taco Bell
- Five Guys
- Petco
- Walgreens

KIRKHAM WAY

PAINE STREET

GREGG STREET



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For more information or tours,
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