

±8,049 SF FLEX BUILDING AVAILABLE FOR SALE
12155 PAINE PLACE, POWAY, CA 92064



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REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- Rare, Single Story, Freestanding Building
- Functional High End Improvements
- Newer Roof and HVAC
- Prime Corner Lot
- Excellent Natural Light
- Convenient Access to Interstate 15 and Highway 56

PROPERTY OVERVIEW

BUILDING SIZE

±8,049 SF Flex Manufacturing Building
(50% Office/ 50% Warehouse)

LOADING

1 Grade Level Loading Door

CLEAR HEIGHT

18'

POWER

400 Amps/ 120-208V/3 Phase Power
(Buyer to Verify)

PARKING

±2.01/1,000 RSF (16 Parking Spaces)

LAND AREA

0.52 Acres

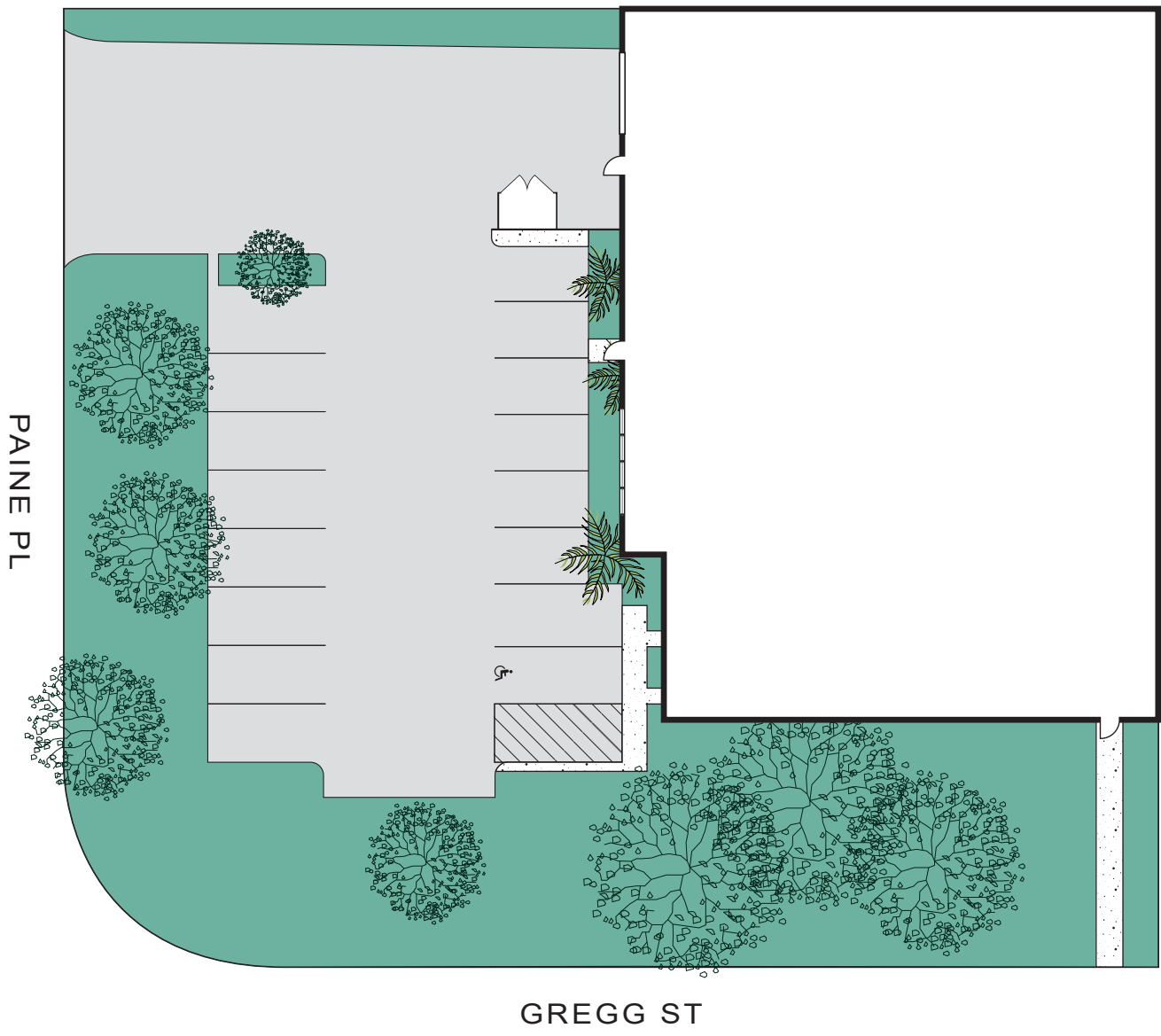
YEAR BUILT

1999

SALE PRICE

Contact Broker

SITE PLAN



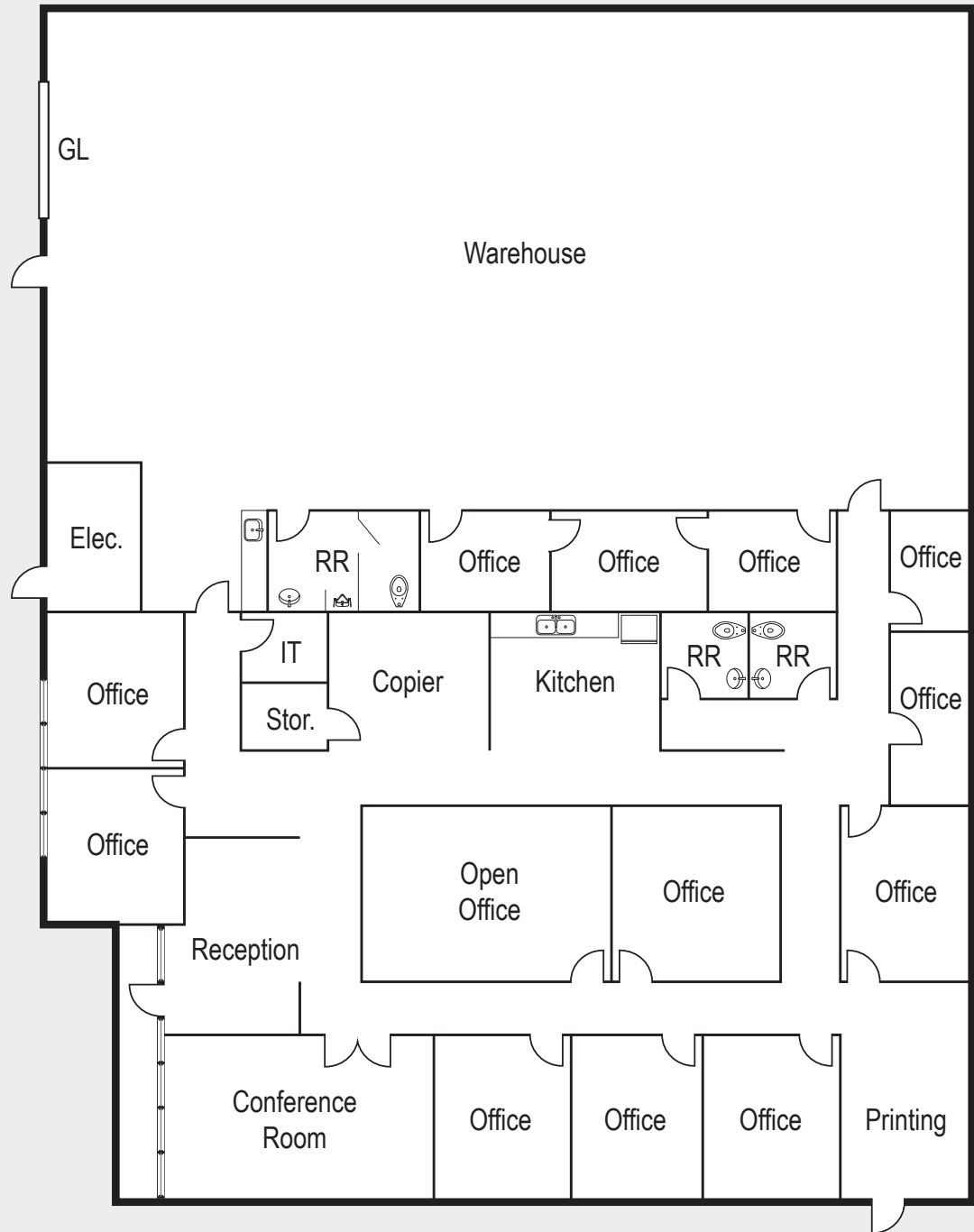
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G R E G G S T

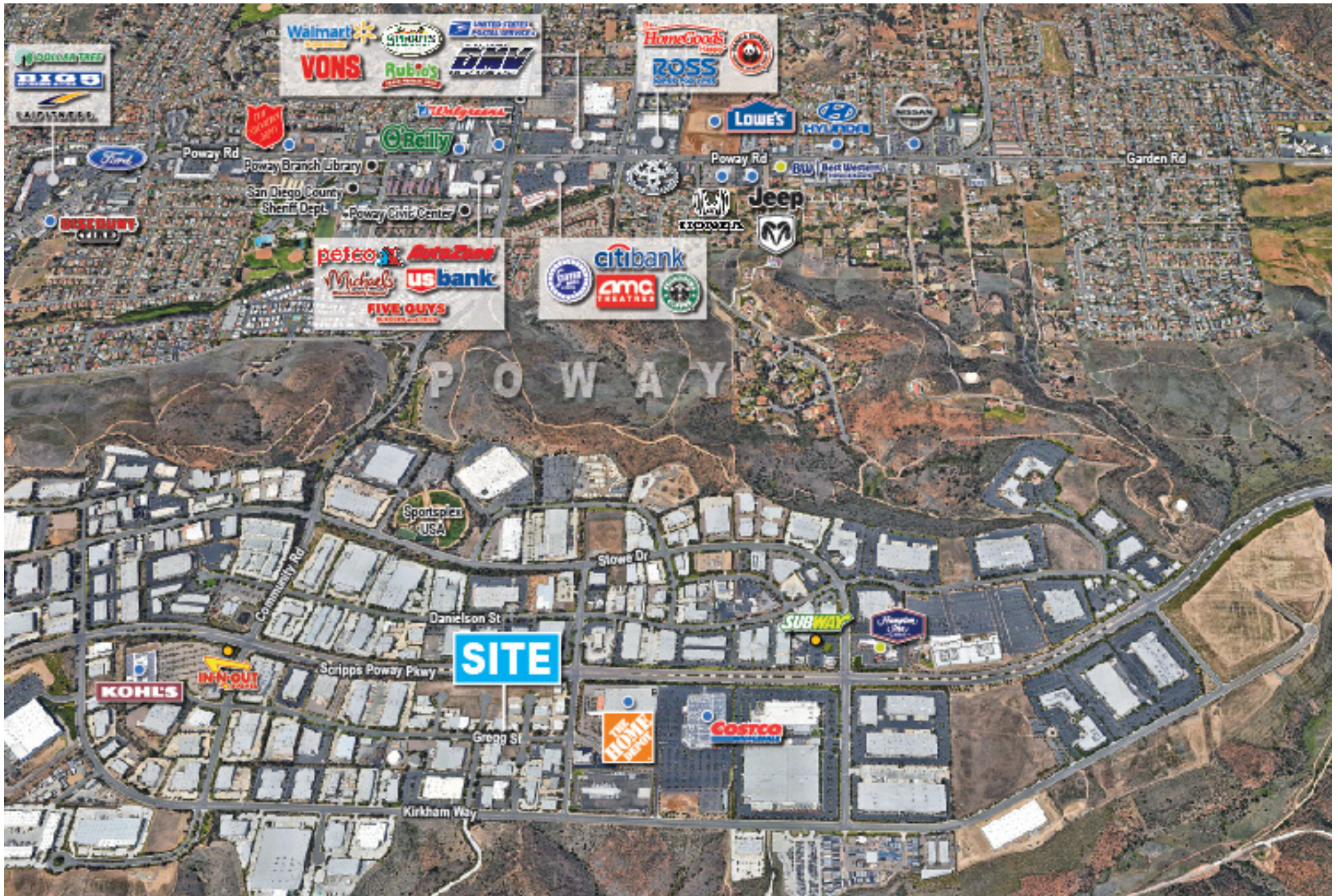
FLOOR PLAN

12155 PAINE PLACE

±8,049 SF



AMENITIES MAP



About Poway

The City of Poway incorporated in December 1980 as a full-service, general law city and operates under the Council/Manager form of government. Poway, with a population of just under 50,000 residents, is a unique community in San Diego County.

Located in northeast San Diego County, Poway is known as “The City in the Country” and prides itself on the fact that over half of the city’s 39.4 square-mile area is preserved as dedicated open space. The community offers a diverse range of housing options, an outstanding school district, a thriving business park with over 19,000 jobs, a broad range of dining and shopping opportunities, beautiful parks, 76 miles of trails, numerous community events throughout the year and more. Poway is a great place to live, work, and play!

HIGHLIGHTS

- » Strategically located in the center of San Diego County
- » Convenient freeway access to Los Angeles, Riverside and Orange counties, as well as Mexico.
- » Lowest overall crime rates of incorporated cities in San Diego County since 1981, and one of the overall lowest in the state

Driving Distances



SAN YSIDRO BORDER.....	36.2 miles
BALBOA PARK.....	20.6 miles
DOWNTOWN SAN DIEGO.....	22.6 miles
SAN DIEGO INTERNATIONAL AIRPORT.....	24.4 miles



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