

13200

KIRKHAM WAY
UNITS 108 & 109

4,103 SF

INDUSTRIAL CONDO
DIVISIBLE TO 1,979 SF AND 2,142 SF



CBRE

FOR SALE | POWAY, CA 92064

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Executive Summary

13200 KIRKHAM WAY, UNITS 108 & 109

This 4,103 SF industrial condo offers a rare combination of flexibility, functionality, and investment potential. The unit is divisible into two separately metered spaces — approximately 1,979 SF and 2,124 SF — allowing for owner-user occupancy, multi-tenant leasing, or future resale versatility. With 400 amps of power, two grade-level roll-up doors, and efficient clear heights, warehousing, or creative industrial use. This property's adaptable layout and infrastructure make it attractive to a wide range of users, enhancing marketability and long-term value. Whether sold individually or as a combined asset, this condo presents a compelling opportunity for both users and investors in today's more challenging industrial market, where smaller spaces such as this one are still experiencing stable demand.

FOR SALE

\$1,750,000 (± \$426.50/SF)



4,103 SF
CONDO SIZE



Two
ROLL-UP DOORS



Divisible To:
UNIT 108: 1,979 SF
UNIT 109: 2,124 SF



LI (City of Poway)
ZONING



400 Amps
120/208V POWER



\$0.145/SF/month
HOA DUES



8
PARKING SPACES



Unit 108: 317-270-09-08
Unit 109: 317-270-09-09
APN's



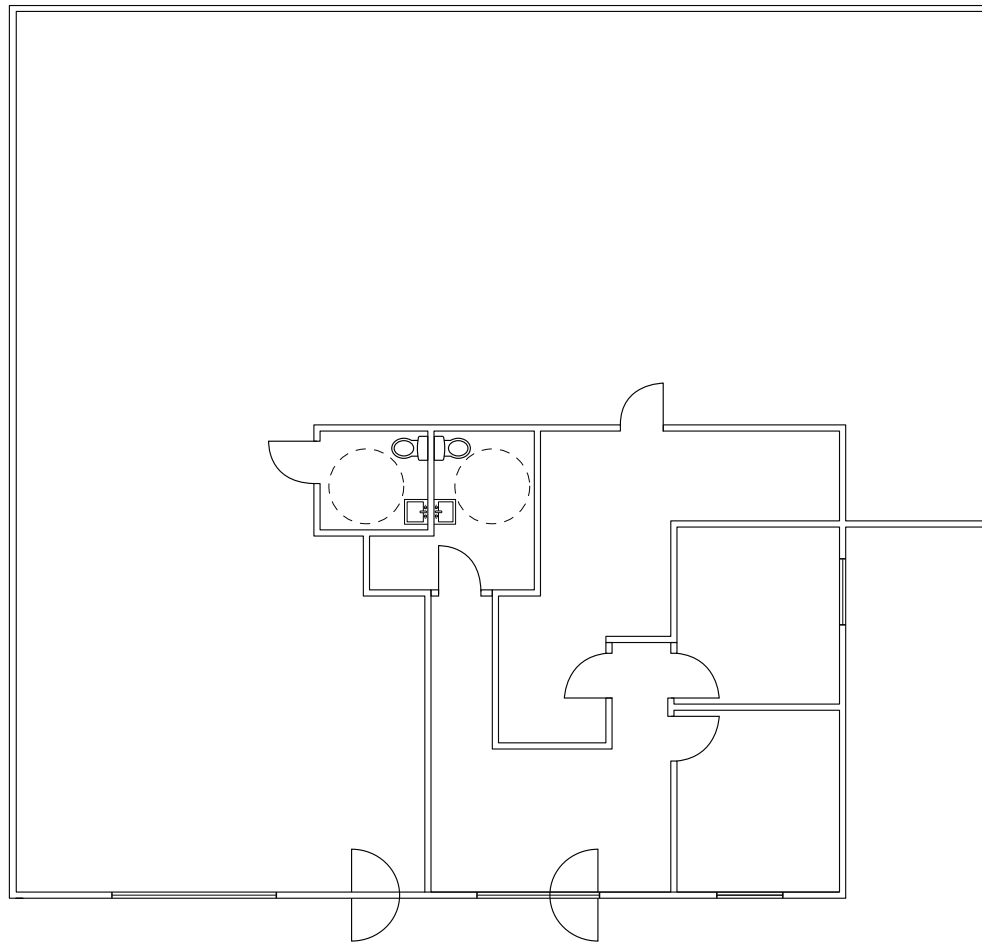
Recently
REPAINTED



Year Built:
1998

Floor Plan Layout

13200 KIRKHAM WAY, UNITS 108 & 109

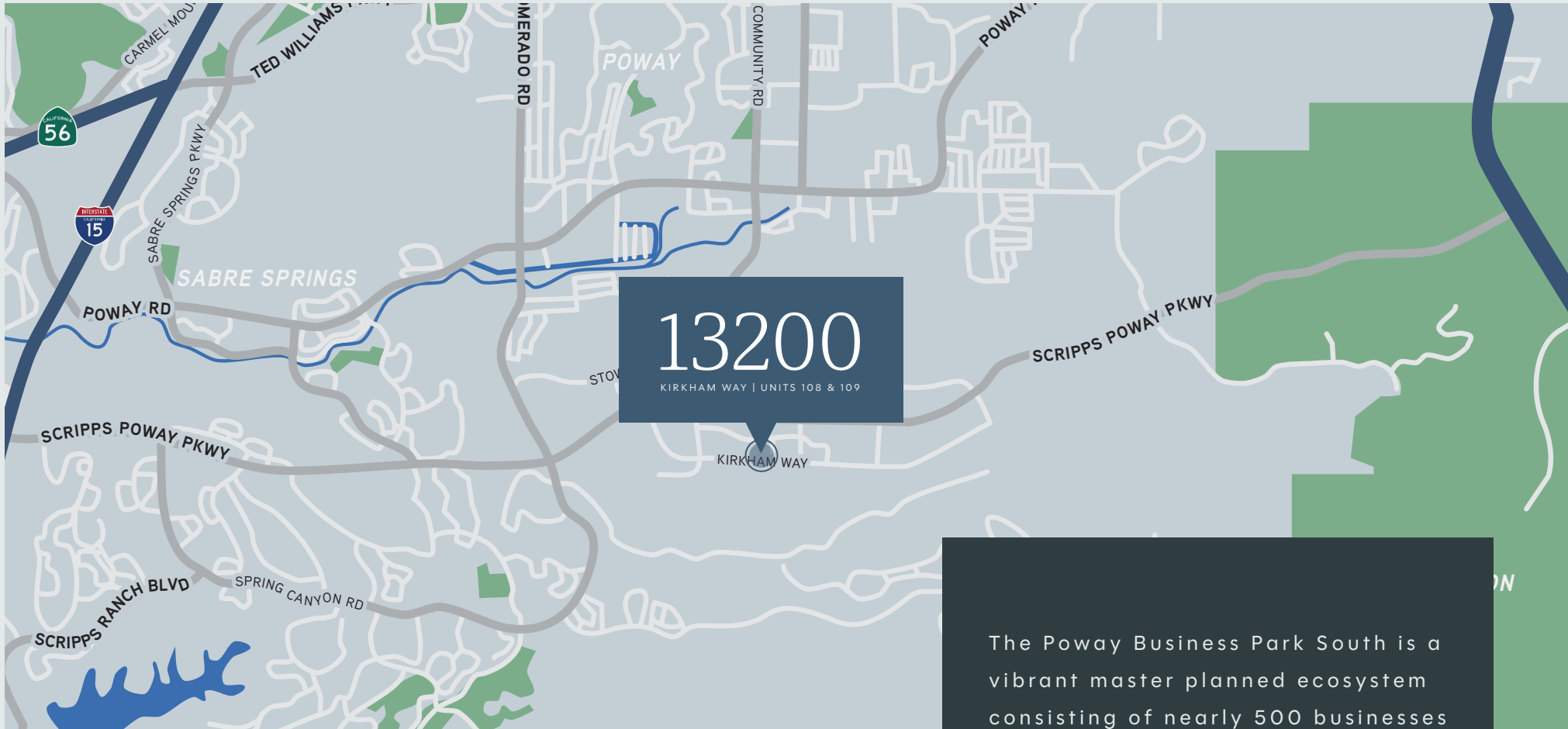


**Floor plan not to scale*

Site Plan Layout

13200 KIRKHAM WAY, UNITS 108 & 109





The Location

13200 Kirkham Way,
Units 108 & 109

POWAY

Poway is a thriving city that has a high quality workforce and newest quality industrial inventory in the County. It was ranked as the sixth best city in California in which to locate a business by Outlook Magazine. Spaced out traffic lights and no street parking provide less traffic congestion.

The Poway Business Park South is a vibrant master planned ecosystem consisting of nearly 500 businesses employing 18,000 individuals, offering owners and tenants a high-quality infrastructure and numerous amenities.

Amazon has leased a 500K+ SF industrial space in Poway at Vantage Point. It is one of the largest lease deals by square footage in the region.

Neighbors & Amenities

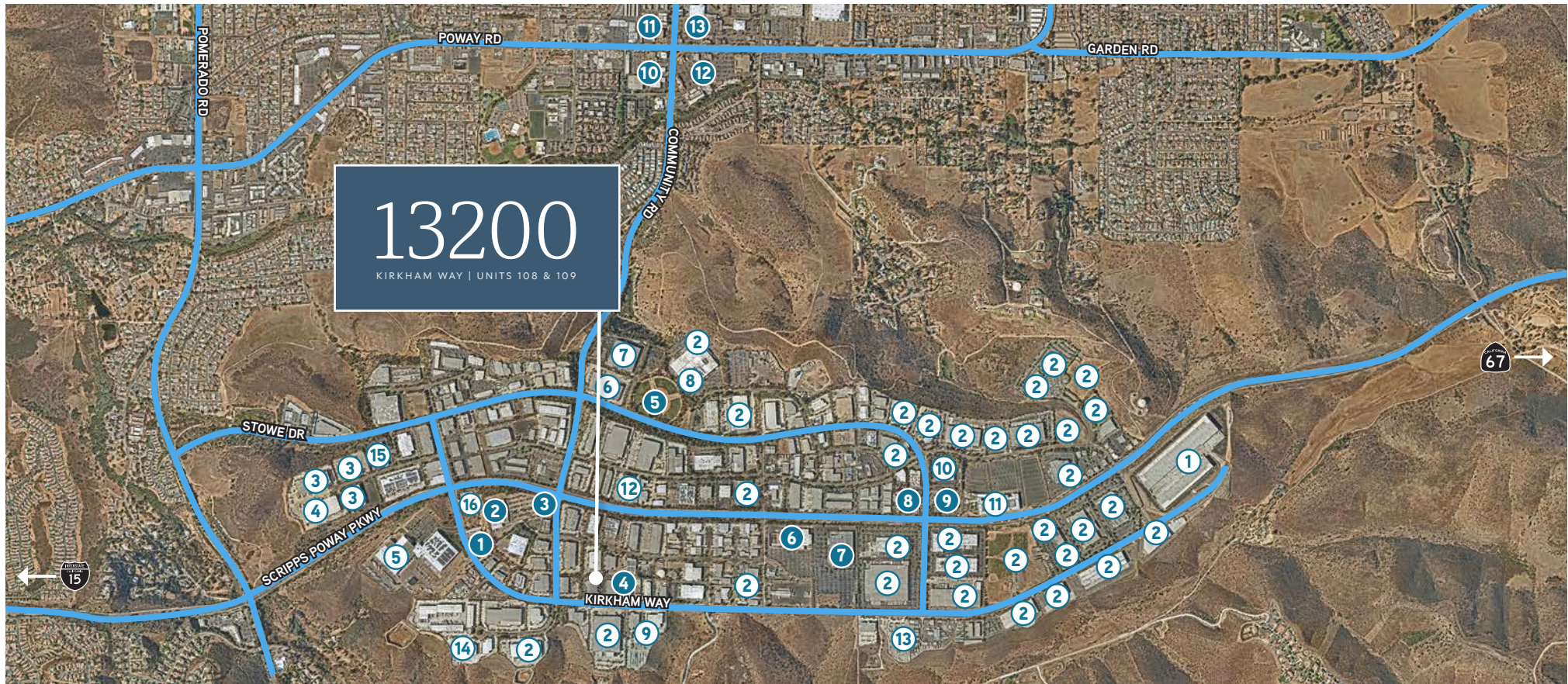
13200 KIRKHAM WAY, UNITS 108 & 109

BUSINESSES

- | | | |
|-------------------|-------------|----------------------|
| ① Amazon | ⑦ Allstate | ⑬ ABC |
| ② General Atomics | ⑧ Cohu, Inc | ⑭ Best Buy |
| ③ Corovan | ⑨ Ferguson | ⑮ California Closets |
| ④ ChefWorks | ⑩ Teledyne | |
| ⑤ Sysco | ⑪ Geico | |
| ⑥ Allied | ⑫ Bilstein | |

AMENITIES

- | | | |
|--------------------|--|--|
| ① Papa Duke's Deli | ⑦ Costco | ⑪ Walgreens, Wingstop, Poway's Irish Pub, Bongiorno's |
| ② Kohl's | ⑧ Carl's Jr / Subway | ⑫ Starbucks, Chipotle, Stater Bros, Kai Sushi, AMC Dine-in |
| ③ In N Out | ⑨ Hampton Inn | ⑬ Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprouts, McDonald's |
| ④ Lighting Brewery | ⑩ Grocery Outlet, Little Caesars, Five Guys, Auto Zone, Mainstream Bar & Grill | |
| ⑤ Sportsplex USA | | |
| ⑥ Home Depot | | |



ABOUT POWAY

Poway, often called "The City in the Country," is a unique blend of suburban charm and economic vitality. Known for its top rated schools, family-friendly environment, safe neighborhoods, and high-quality amenities, the city attracts skilled professionals who contribute to a thriving business environment. Poway's highly skilled and educated workforce makes it an attractive location for industrial and commercial businesses. The city's proximity to other affluent areas such as Rancho Bernardo and Carmel Mountain Ranch further enhances its appeal as a business hub with access to a talented labor pool.

As a newer industrial market, Poway's business parks provide modern facilities for distribution, aerospace, technology, manufacturing and engineering companies, with convenient access to major highways and transportation networks. Its combination of economic opportunity and high quality of life makes Poway a standout location for industrial and commercial investment, with a strong local economy and reputation as a desirable place to live and work.



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UNITS 108 & 109

CBRE



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