

LIBERTY PACKAGING
an L&A Company

13100

13100 — DANIELSON ST

INDUSTRIAL SINGLE TENANT NNN LEASED INVESTMENT

13100 DANIELSON ST | POWAY CA

INVESTMENT OPPORTUNITY



VIEW THE
MARKETING VIDEO

13100 DANIELSON
STREET, POWAY,
CA 92064

133,844 RSF

SINGLE TENANT
INDUSTRIAL
HEADQUARTERS

\$1.58 NNN

YEAR 1 LEASE RATE PSF

SUBMIT OFFER

ASKING PRICE

\$2,563,059

NOI
(1/1/25 – 12/31/25)

Occupancy

100%

Annual Rental Increases

4%

Lease Expiration

4/30/2030

WALT

5.3 YEARS

Tenant

**Service Container Company,
LLC (DBA Liberty Packaging)**

Option to Renew

**One (1), five (5) year option
to renew at fair market value**

PROPERTY OVERVIEW



RENTABLE BUILDING AREA

Total: 133,844 SF
Office: 25,334 SF (18.9%)
- 1st Floor: 120,261 SF
- 2nd Floor: 13,583 SF



POWER

Heavy – 2,000 amps,
277/480 volt, 3-phase



DOCK HIGH LOADING

Four (4) 9' x 10' Dock Doors with Levelers
Five (5) Exterior Dock Positions



GRADE LEVEL LOADING

Eleven (11) Total
- Nine (9) 12' x 14' Doors
- Two (2) Oversized 16' x 16' Doors



ACCESS/YARD

Two fenced ingress / egress points along
Danielson St; secured truck court and loading
areas.



UTILITY PROVIDERS

Electricity: SDG&E
Natural Gas: SDG&E
Water & Sewer: City of Poway



CONSTRUCTION TYPE

Concrete Tilt Up



PARKING TYPE

Concrete Pad



FIRE SPRINKLER TYPE

.45/3,000



ZONING

PC-7 – LI (South Poway Business
Park Specific Plan – Light Industrial)

ADDRESS

**13100 Danielson St,
Poway, CA, 92064**

YEAR BUILT

1998

LOT SIZE

±7.212 AC / ±314,161 SF

CLEAR HEIGHT

22' – 24'

PARKING

203 Spaces (1.52/1,000 SF)

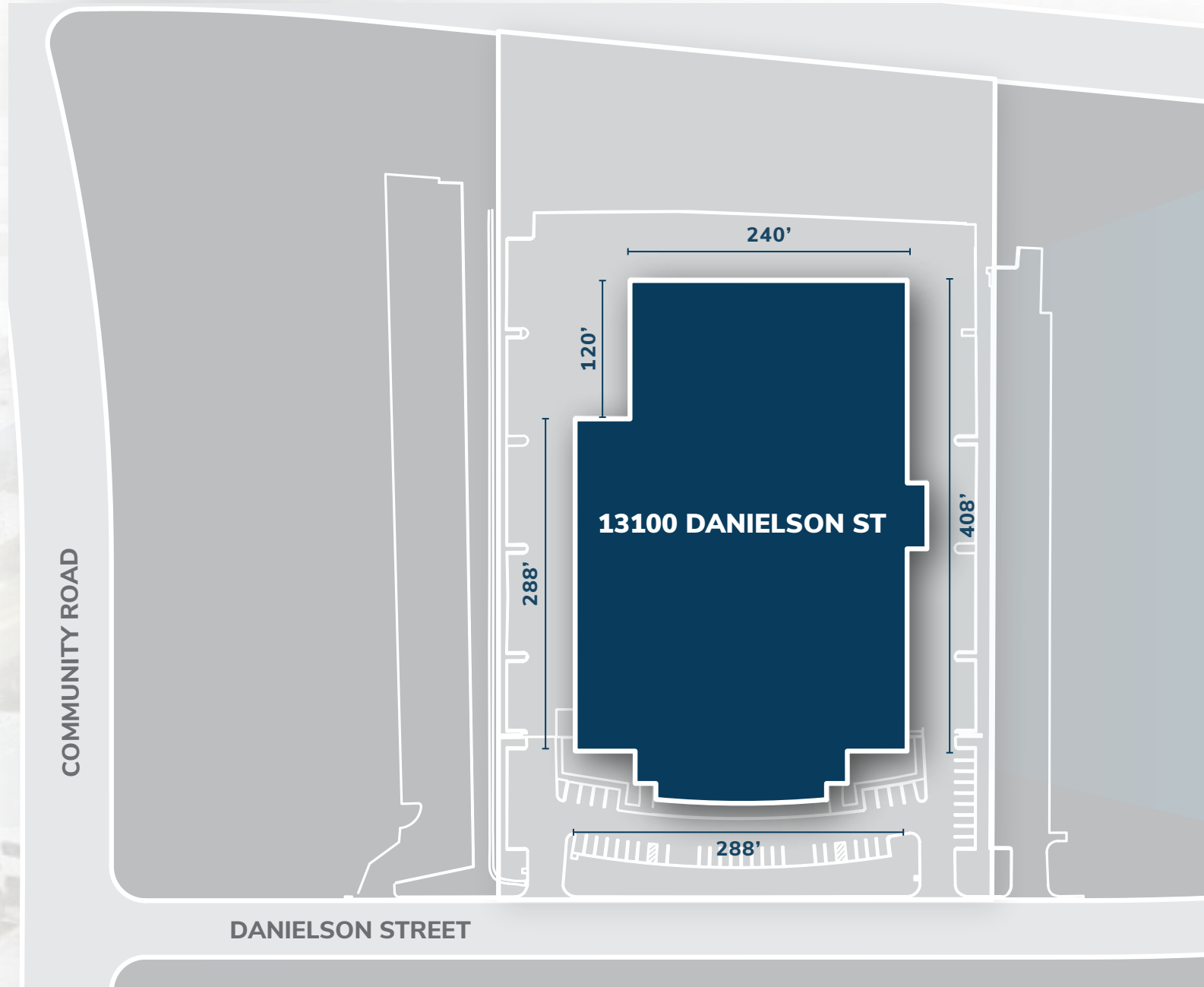
COLUMN SPACING

48' x 48'

APN

317-281-29-00

SITE PLAN



PHOTOS



POWAY CORPORATE NEIGHBORS

13100 DANIELSON ST



SOUTH POWAY BUSINESS PARK CORPORATE NEIGHBORS
















Poway's 700-acre Business Park is a commercial and retail area with high-quality infrastructure, open space, and amenities. It's home to over 500 businesses, including General Atomics Aeronautical Systems, Geico Direct Insurance, and Sysco Foods.



SAN DIEGO TRANSPORTATION

PRIME LOCATION WITH CONNECTIVITY TO SAN DIEGO'S KEY INTERSTATES AND HIGHWAYS

ATTRACTIONS

-  USS Midway Museum
-  The Birch Aquarium
-  Torrey Pines State Natural Reserve
-  San Diego Zoo Safari Park
-  The San Diego Museum of Art
-  Petco Park
-  Mission Beach and Pacific Beach
-  Seaport Village
-  Balboa Park
-  Point Loma and Cabrillo National Monument
-  Gaslamp Quarter
-  Old Town San Diego State Historic Park
-  La Jolla Cove
-  Coronado Island
-  San Diego Zoo





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