

FOR SALE

# 12115 PAINE STREET

POWAY, CALIFORNIA 92064

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

14,029 SF INDUSTRIAL WAREHOUSE | GRADE-LEVEL LOADING | 0.84 ACRE CORNER LOT

# 12115 PAINE STREET

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14,029 SF building

- Office - 3,621 SF
- Warehouse - 10,408 SF

1,100 SF permitted bonus mezzanine

Two parcels totaling 0.84 acre (35,598 SF)

Three grade-level loading doors

22'-24' clear height

Fully sprinklered

Storage yard

31 surface parking spaces

Excellent corner location

Available September 2026

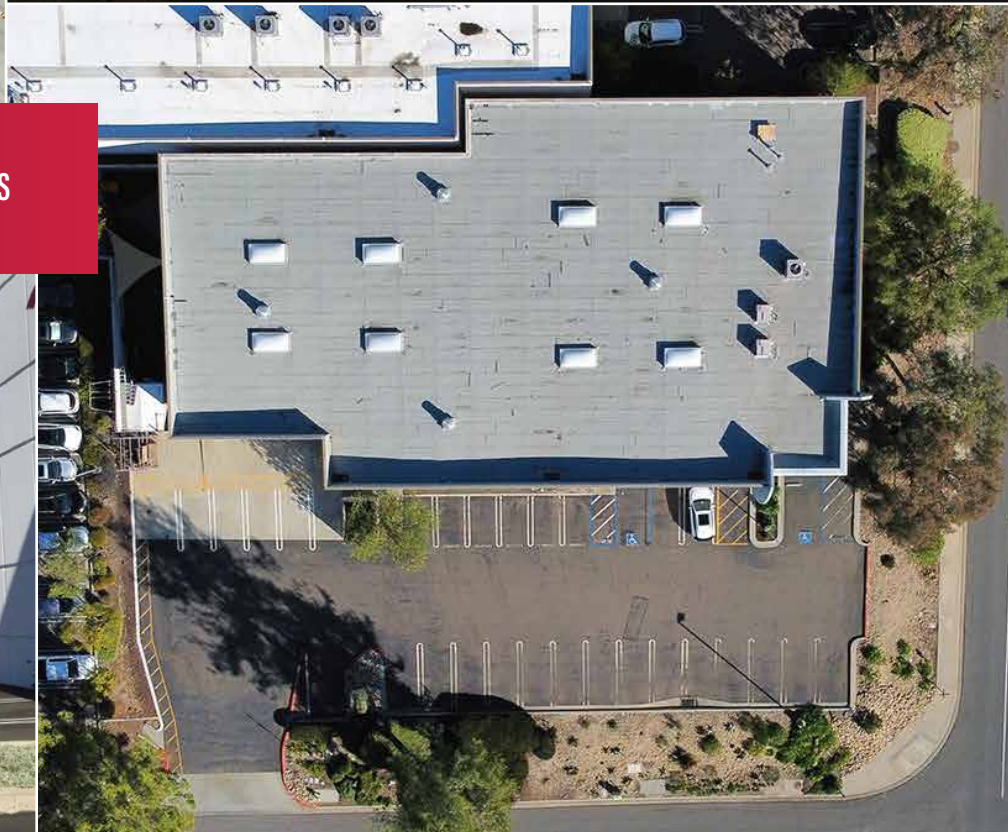
**SALE PRICE: CONTACT BROKER**

14,029 SF INDUSTRIAL WAREHOUSE ON TWO PARCELS TOTALING 0.84 ACRE



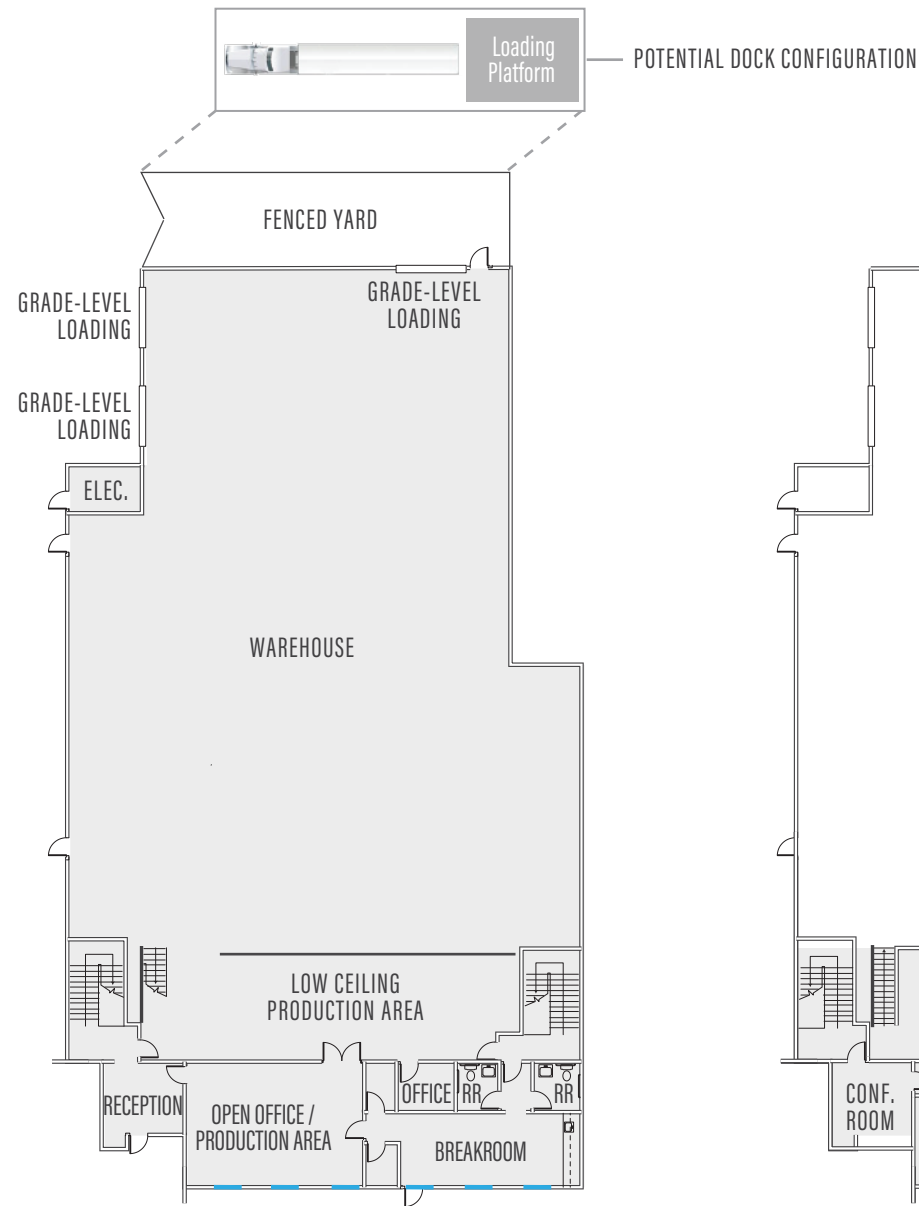


14,029 SF BUILDING | 0.84 ACRE CORNER LOT | GRADE-LEVEL LOADING | STORAGE YARD | 31 SURFACE PARKING SPACES



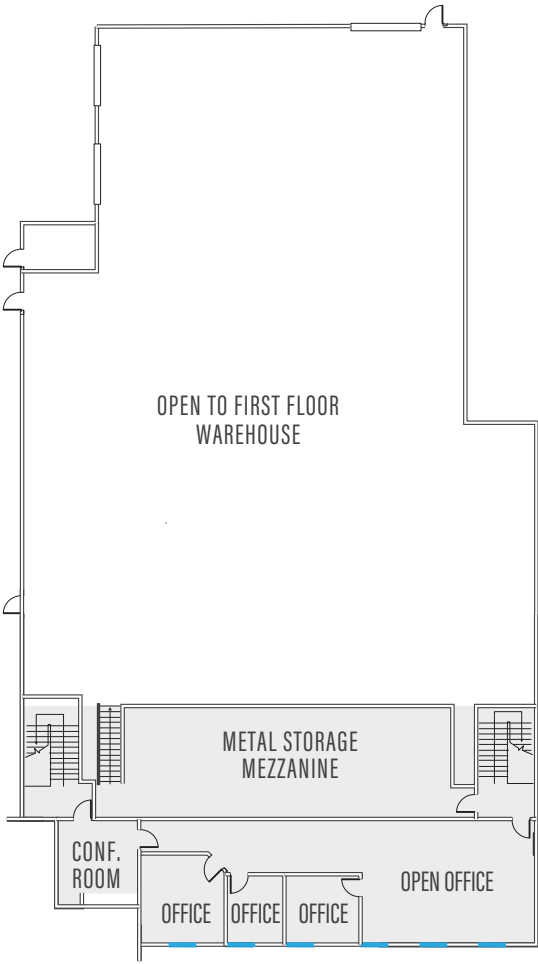
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FLOORPLAN



FIRST FLOOR

OFFICE: 1,976 SF  
WAREHOUSE: 10,408 SF



SECOND FLOOR

OFFICE: 1,645 SF  
MEZZANINE: 1,100 SF

14,029 SF INDUSTRIAL WAREHOUSE ON  
TWO PARCELS TOTALING 0.84 ACRE

WAREHOUSE  
10,408 SF, 22'-24' clear height

SECOND FLOOR  
1,645 SF office space, 1,100 SF mezzanine

GRADE-LEVEL LOADING  
Three grade-level loading doors

FENCED STORAGE YARD  
Potential dock configuration

FIRST FLOOR OFFICE  
1,976 SF office space, reception, breakroom,  
two restrooms, production area

AMPLE PARKING  
31 surface parking spaces





O'BRIEN'S BOULANGERIE

ADDY'S BISTRO

HOME DEPOT

COSTCO

CARL'S JR  
SUBWAY  
D'SOTOS MEXICAN FOOD  
POKE STAGE  
THE GRILLERY  
GIANT NEW YORK PIZZA

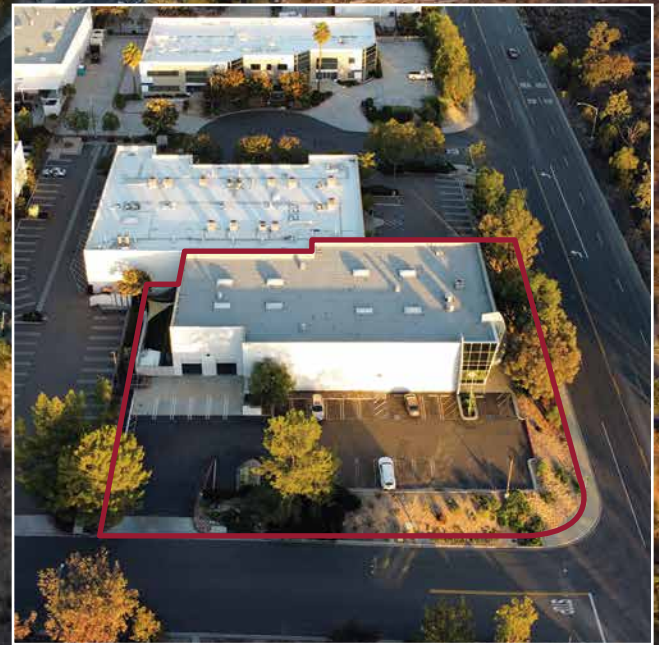
SCRIPPS POWAY PKWY

GREGG STREET

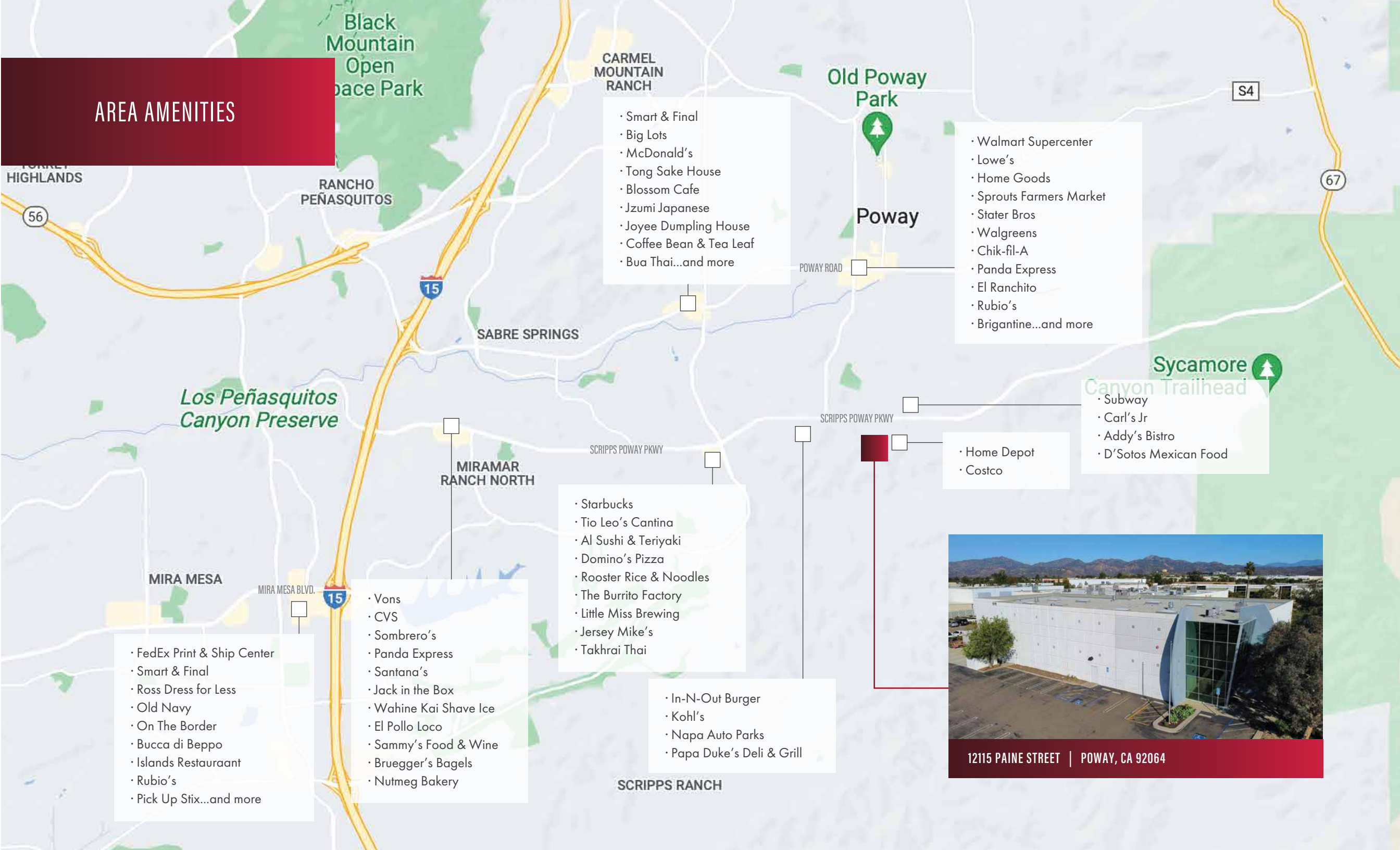
PAINE STREET

KIRKHAM WAY

POWAY | AREA OVERVIEW



AREA AMENITIES



- Smart & Final
- Big Lots
- McDonald's
- Tong Sake House
- Blossom Cafe
- Jzumi Japanese
- Joyee Dumpling House
- Coffee Bean & Tea Leaf
- Bua Thai...and more

- Walmart Supercenter
- Lowe's
- Home Goods
- Sprouts Farmers Market
- Stater Bros
- Walgreens
- Chik-fil-A
- Panda Express
- El Ranchito
- Rubio's
- Brigantine...and more

- Subway
- Carl's Jr
- Addy's Bistro
- D'Sotos Mexican Food

- Home Depot
- Costco

- Starbucks
- Tio Leo's Cantina
- Al Sushi & Teriyaki
- Domino's Pizza
- Rooster Rice & Noodles
- The Burrito Factory
- Little Miss Brewing
- Jersey Mike's
- Takhrui Thai

- In-N-Out Burger
- Kohl's
- Napa Auto Parks
- Papa Duke's Deli & Grill

- Vons
- CVS
- Sombrero's
- Panda Express
- Santana's
- Jack in the Box
- Wahine Kai Shave Ice
- El Pollo Loco
- Sammy's Food & Wine
- Bruegger's Bagels
- Nutmeg Bakery

- FedEx Print & Ship Center
- Smart & Final
- Ross Dress for Less
- Old Navy
- On The Border
- Bucca di Beppo
- Islands Restaurant
- Rubio's
- Pick Up Stix...and more



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For more information or tour, please contact:

**JUSTIN MAIOLO**

Vice President

† 760.807.7464

jmaiole@lee-associates.com

CA RE Lic. #01910958

**BRENT BOHLKEN**

Senior Vice President / Principal

† 858.395.8053

bbohlken@lee-associates.com

CA RE Lic. #01022607

**SPENCER DOK**

Vice President

† 858.805.5547

sdok@lee-associates.com

CA RE Lic. #02106855

**14,029 SF INDUSTRIAL WAREHOUSE ON TWO PARCELS TOTALING 0.84 ACRE**

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