



13651

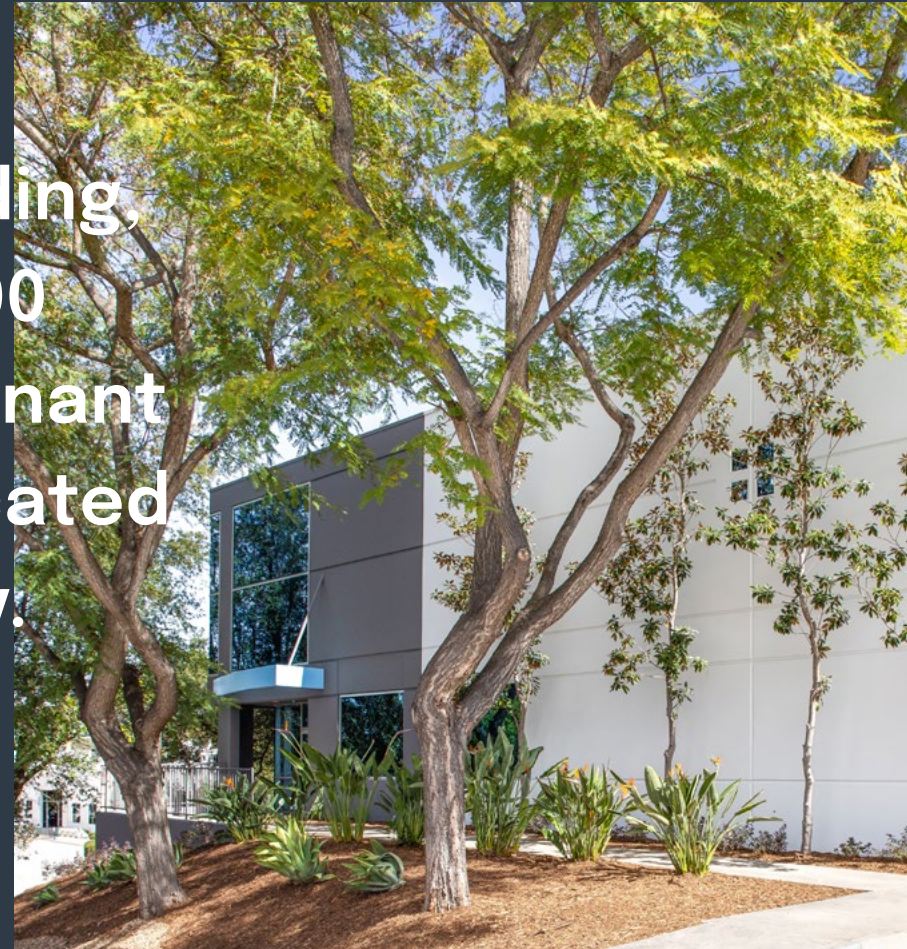
exchange

poway

13651-13771 DANIELSON STREET, POWAY, CALIFORNIA 92064

Exchange Poway is a high image four-building, approximately 148,000 square foot, multi-tenant industrial project located in the heart of Poway.

Exchange Poway is strategically located off the corner of Scripps Poway Parkway and Danielson Street and boasts great access to I-15 via Scripps Poway Parkway and Pomerado Road.



CONSTRUCTION TYPE
Concrete Tilt-Up

CLEAR HEIGHT
18-25'

ZONING
Light Industrial

PARKING RATIO
2.8/1,000



Exchange Poway has excellent visibility on the highly trafficked Scripps Poway Parkway which hosts 44,500 cars per day



Located in a dynamic submarket with corporate neighbors including General Atomics, Amazon, Geico, Sysco and more



Proximate high-quality retail amenities including Costco, Home Depot, Kohls, Starbucks and In-N-Out, as well as an outstanding onsite deli



Various unit sizes and configurations from 1,915 to 28,528 square feet across the project



Collaborative environment with a diverse range of tenants and industries including technology, logistics, defense, engineering and manufacturing



Excellent truck access with full drive-around capability as well as ample dock high and grade level loading doors



Corporate Tenants

In Poway



SCRIPPS POWAY PKWY 44,500 CPD

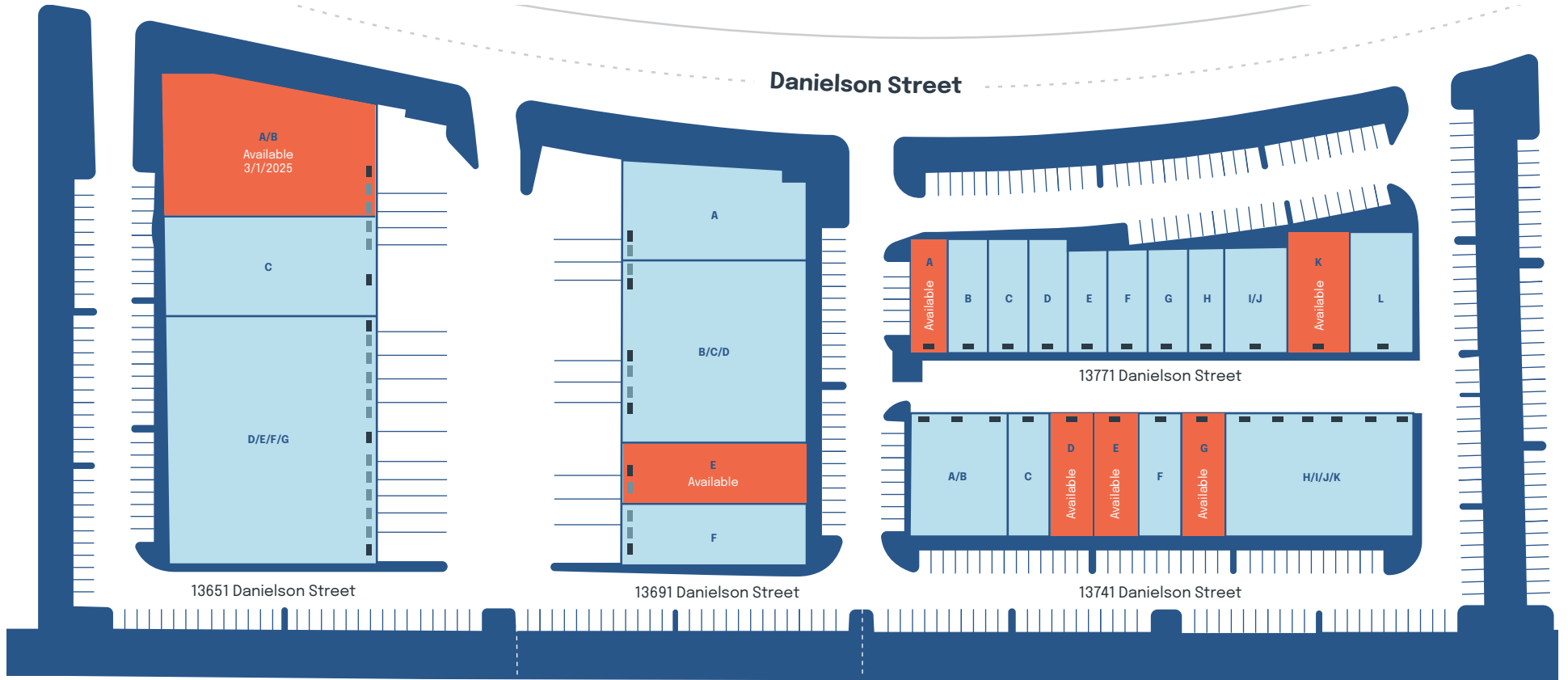
Retail Amenities

In Poway



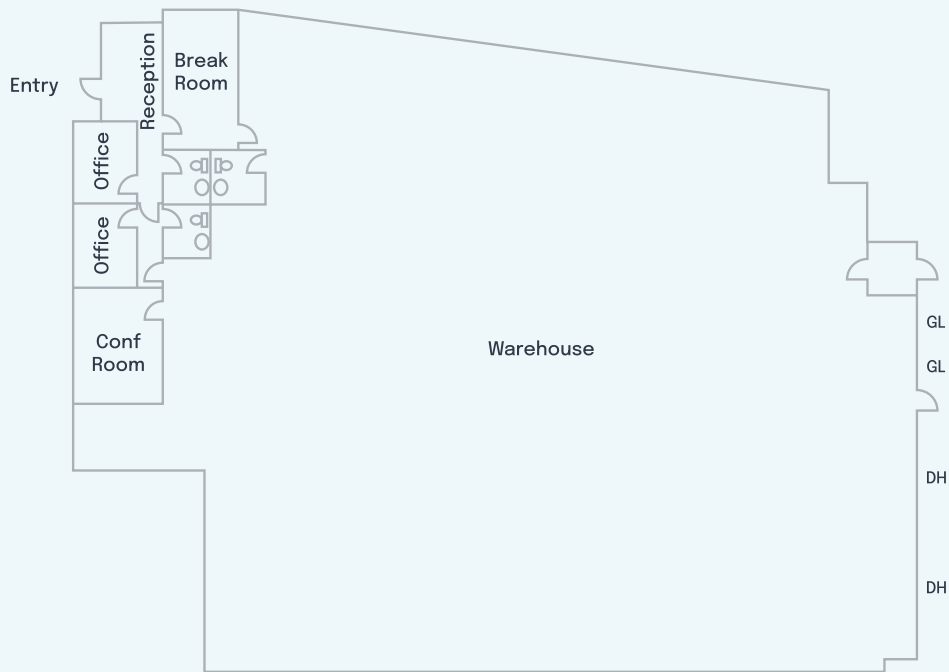


Danielson Street



Scripps Poway Parkway 44,500 cars per day





GL: Grade Level Loading Door
DH: Dock High Loading Door

Available

Warehouse / Distribution Space

13651 Danielson Street

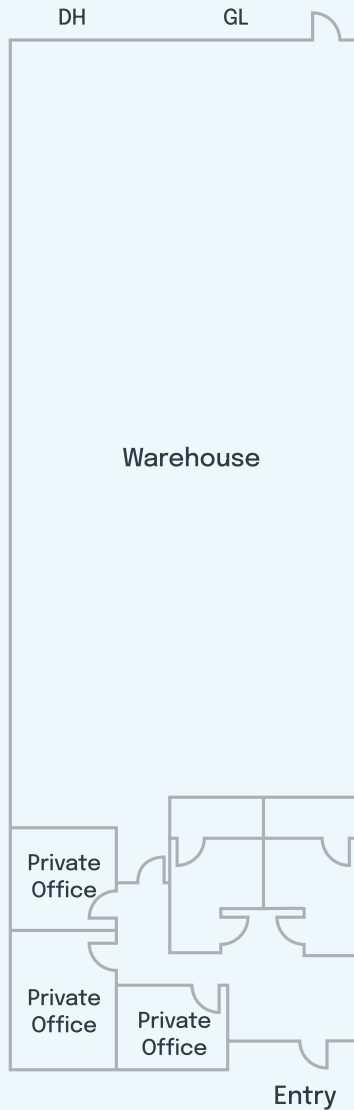
Suite A/B

15,411 SF

2 Dock and 2 Grade Level Doors

Contact broker for asking rent (NNNs ~\$0.57/SF).





GL: Grade Level Loading Door
DH: Dock High Loading Door

Available

Warehouse / Distribution Space

13691 Danielson Street

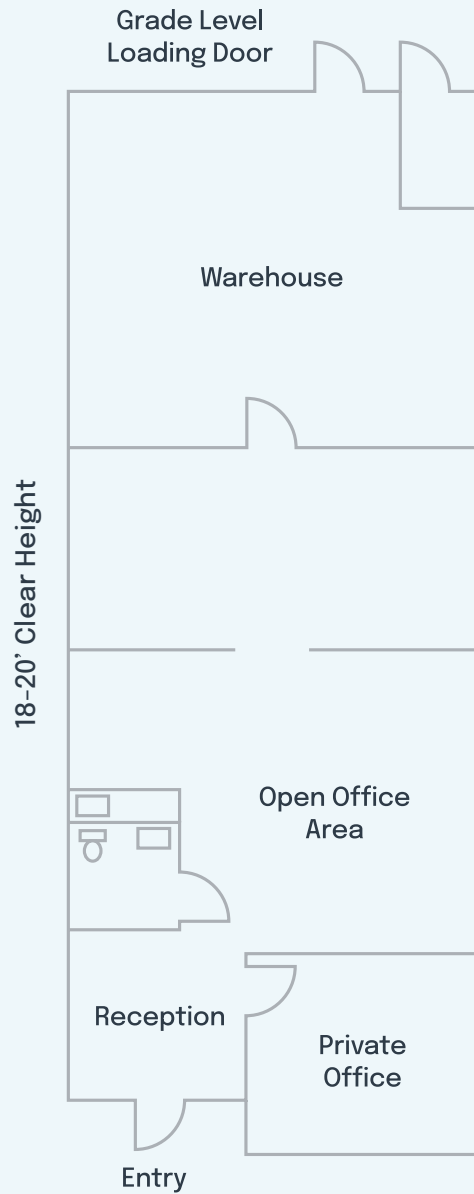
Suite E

5,837 SF

1 Dock and 1 Grade Level Door

Contact broker for asking rent (NNNs ~\$0.57/SF).





Available

Industrial / Flex Space

13771 Danielson Street

Suite A

2,096 SF

65% Office / Production | 35% Warehouse

Contact broker for asking rent (NNNs ~\$0.57/SF).





Available

Industrial / Flex Space

13741 Danielson Street

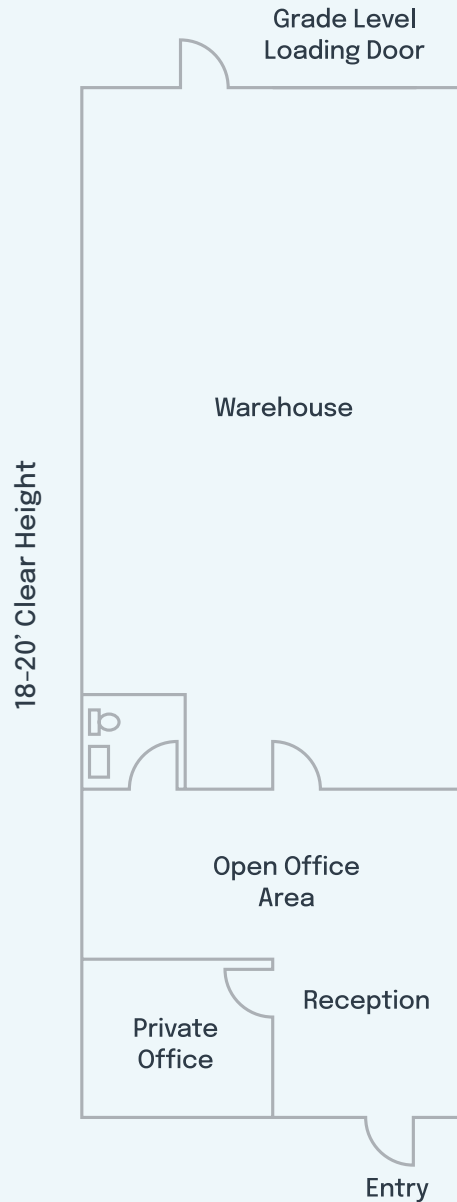
Suite D

2,830 SF

15% Office | 85% Warehouse

Contact broker for asking rent (NNNs ~\$0.57/SF).





Available

Industrial / Flex Space

13741 Danielson Street

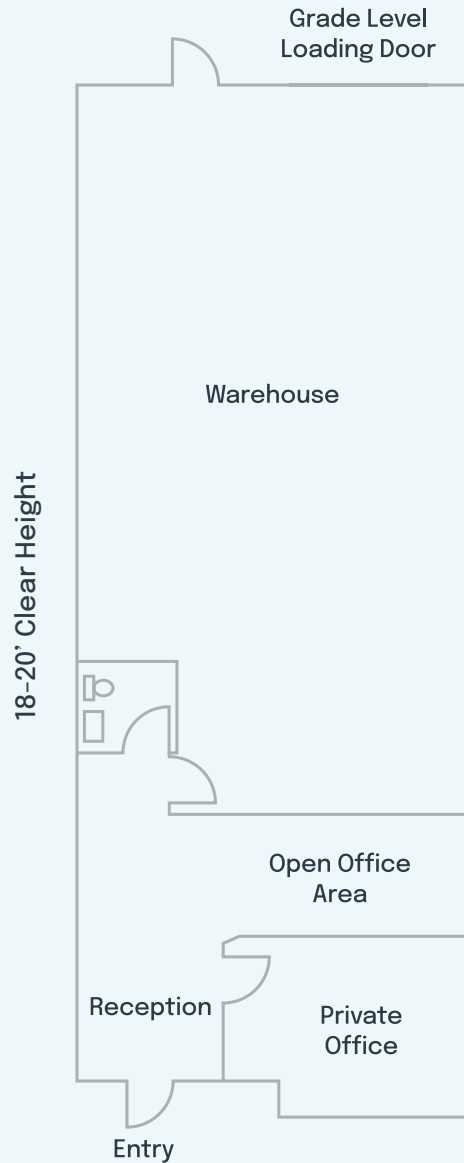
Suite E

2,830 SF

15% Office | 85% Warehouse

Contact broker for asking rent (NNNs ~\$0.57/SF).





Available

Industrial / Flex Space

13741 Danielson Street

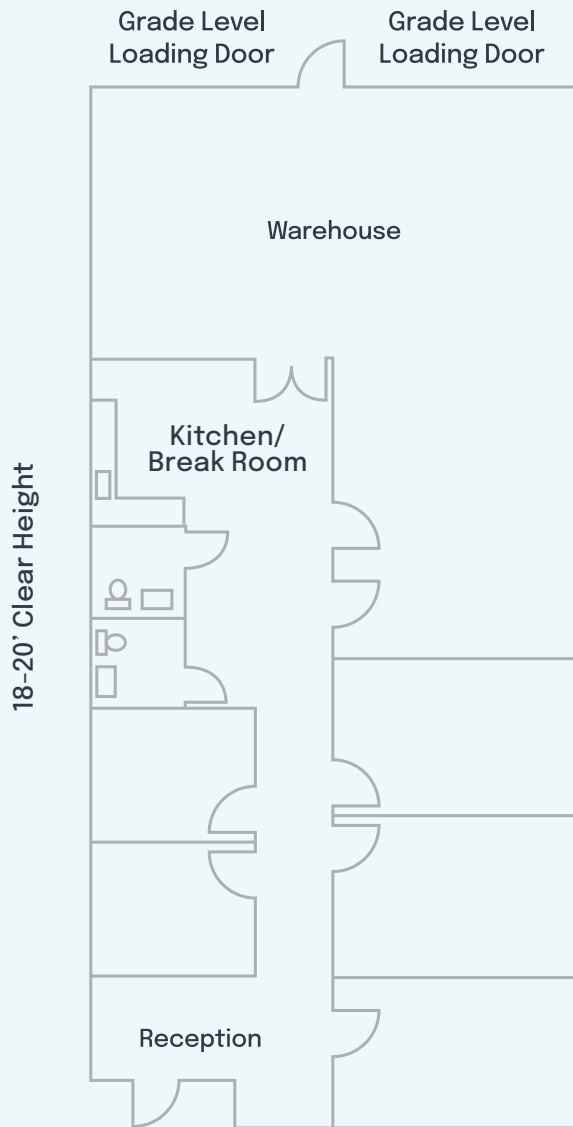
Suite G

2,876 SF

15% Office | 85% Warehouse

Contact broker for asking rent (NNNs ~\$0.57/SF).





Available

Industrial / Flex Space

13771 Danielson Street

Suite K

3,458 SF

60% Office | 40% Warehouse

Contact broker for asking rent (NNNs ~\$0.57/SF).





SENTRÉ

Founded in 1989, we have developed deep investment, development and operating expertise across office, multi-family, retail and industrial properties throughout the West Coast and Mexico totaling more than 11 million square feet and \$4.4B in transactional volume.

We focus on the most functional warehouse, distribution and manufacturing industrial product strategically located in infill markets with excellent supply/demand fundamentals.

Exchange Poway is an embodiment of our real estate philosophy.





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