

AVAILABLE FOR SALE OR LEASE  
±22,990 SF FLEX/INDUSTRIAL BUILDING

# 13860 STOWE DRIVE

POWAY, CA 92064



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REAL ESTATE SERVICES





**13860 STOWE DRIVE** is a 22,990 square foot, free standing flex / industrial building on a fee simple parcel of land, with no owners association or association dues. The building is located 3 blocks off Scripps Poway Parkway, and backs up to multiple hiking trail heads that run through the canyon.

The property offers great dock and grade loading, 56 dedicated parking spaces, heavy power, 24' warehouse clear height, compressed air, water, and power drops throughout the production / warehouse area, and exterior equipment yard. The upscale office areas include multiple ADA single stall restrooms, shower, full kitchen / break room, and areas for office or range of lab uses.

The building is approximately 30% improved office and/or lab on both floors, and 70% production / warehouse area.

**LEASE RATE: \$1.60 NNN**

**SALE PRICE: \$8,621,000 (\$375/SF)**

## PROPERTY OVERVIEW

### BUILDING SIZE

±22,990 Square Feet

### LOT SIZE

±1.35 Acres

### ZONING

Light Industrial (L1) - City of Poway

### GRADE LEVEL & DOCK LOADING

Three (3) Grade Level Doors (12' x 14')

One (1) Dock Well (10' x 12')

### OFFICE/WAREHOUSE RATIO

1ST Floor and Partial 2nd Floor Office/Lab Comprise  
Approx. 30% and 70% Production/Warehouse

### EQUIPMENT ENCLOSURE

Secure Exterior Equipment Area for Compressor and/or  
Gas Tanks

### PARKING SPACES

56 Surface Parking Spaces, or Secure Yard

### YEAR BUILT

1999

### CLEAR HEIGHT

24'

### PARCEL NUMBER

323-481-13-00

### POWER

1200 Amps / 480/277V - 3 Phase, 4 Wire

### SPRINKLERS

Yes

### HVAC

9 Rooftop Package Units

### ROOF

New 2023 Roof with 20 Year Warranty

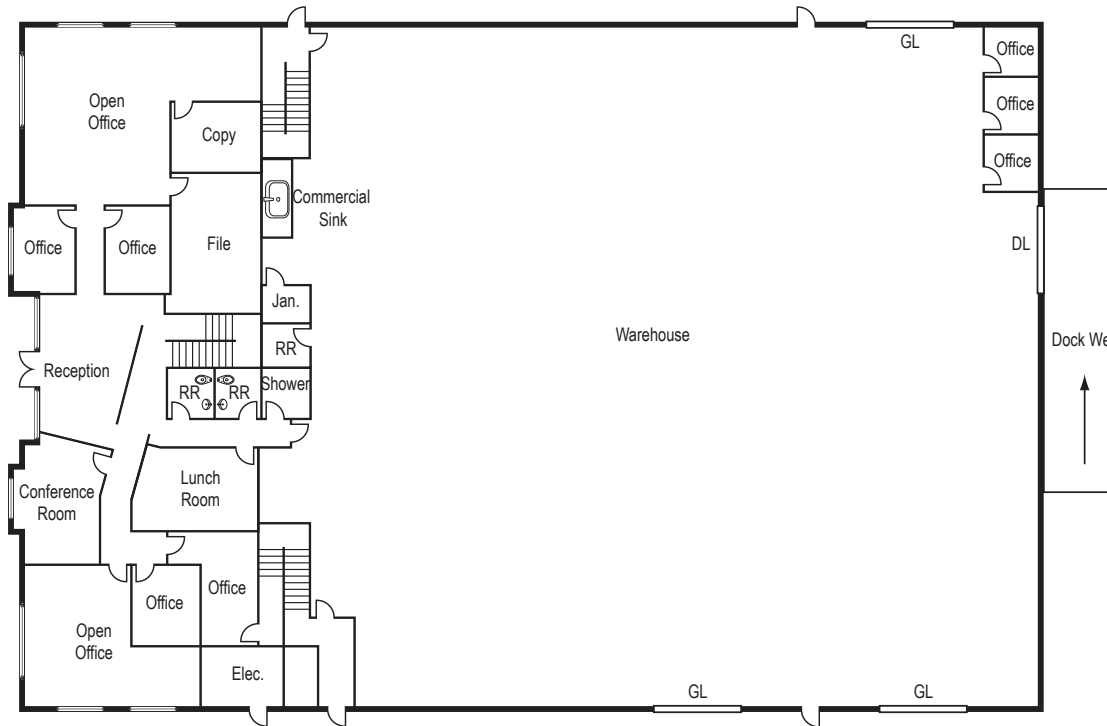
# FLOOR PLAN

13860 STOWE DRIVE

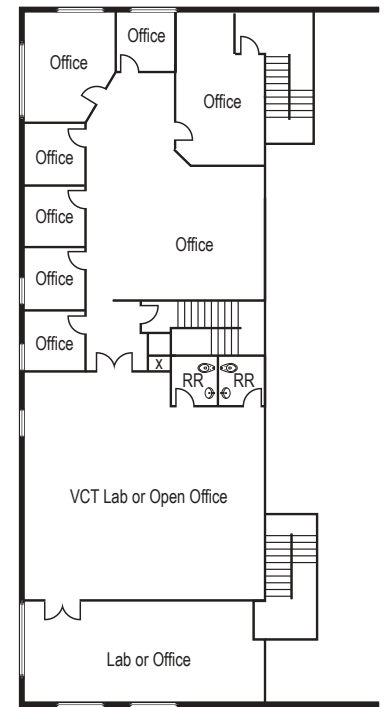
±22,990 SF



## 1<sup>ST</sup> FLOOR



## 2<sup>ND</sup> FLOOR

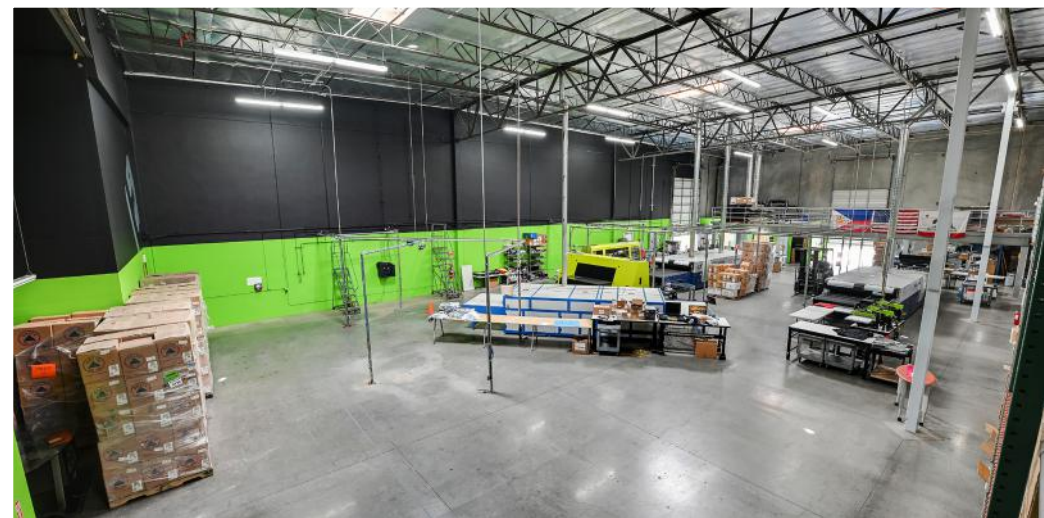




13860 Stowe Drive is Located in a Unique Separate Parcel with Land  
(No PID with HOA Ownership)











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