



**FOR SUBLEASE**

# Scripps-Poway Industrial Buildings

12175, 12195 Paine Place & 12190 Dearborn Place, Poway, CA 92064



# Scripps-Poway Industrial Buildings

12175, 12195 Paine Place & 12190 Dearborn Place, Poway, CA 92064



±10,089 SF  
12175 Paine Pl

±9,384 SF  
12195 Paine Pl

±9,289 SF  
12090 Dearborn Pl

## PROPERTY HIGHLIGHTS

- Three buildings totaling ±28,762 SF
- Available together or separately
- Each building includes:
  - Grade-level and/or dock-high loading
  - 22' clear height (warehouse)
  - 2,000A / 120-208V power
  - High-end office improvements
  - Parking ratio: 2.15/1,000 SF (min.)
- Prime Poway Business Park location
- Sublease through March 2029
- Contact broker for sublease rate

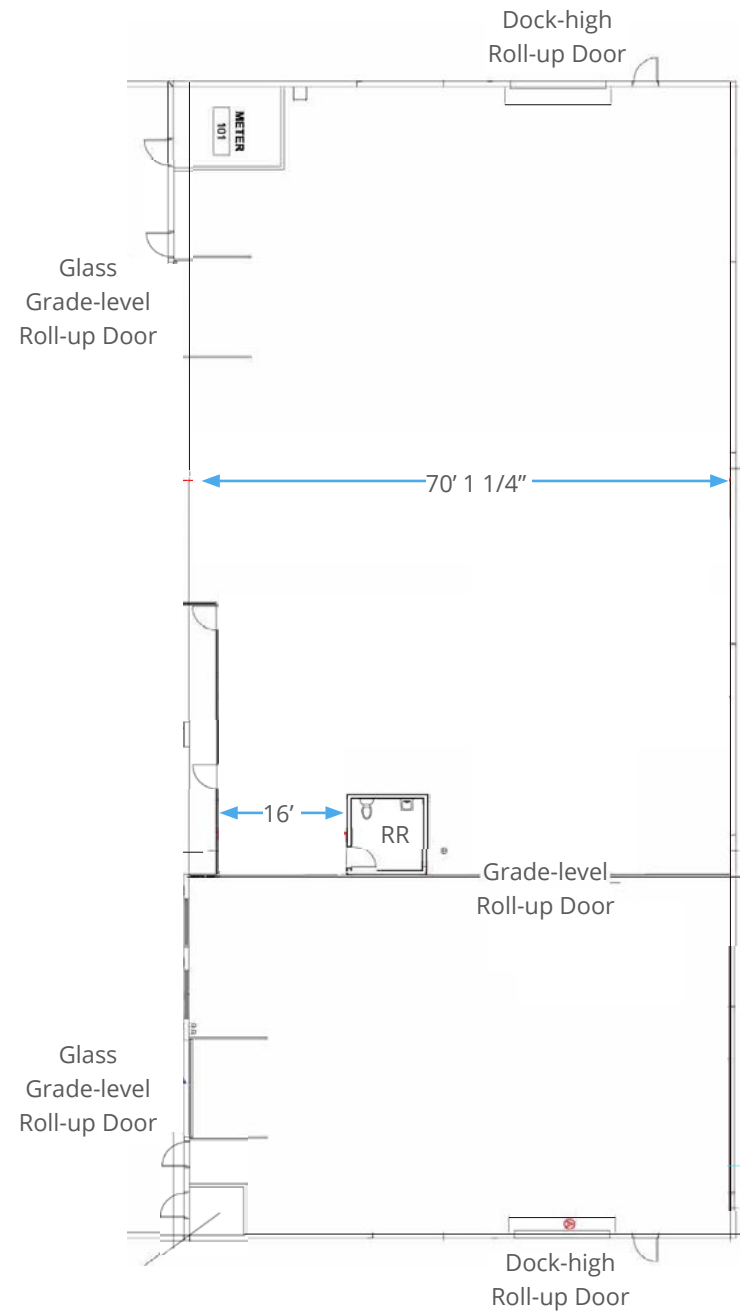


# Floor Plan - Bldg. 1

12175 Paine Place, Poway, CA 92064

## BUILDING SPECS

Size	±10,089 SF
Clear Height	22'
Sprinklers	Yes
Docks	2 x exterior
Drive-ins	2 x 12' w x 14' h
Power	2,000a/120 - 208v heavy
Parking	2.15/1,000 (18 surface)



# Property Photos - Bldg. 1

12175 Paine Place, Poway, CA 92064



# Floor Plan - Bldg. 2-3

12195 Paine Place & 12190 Dearborn Place, Poway, CA 92064

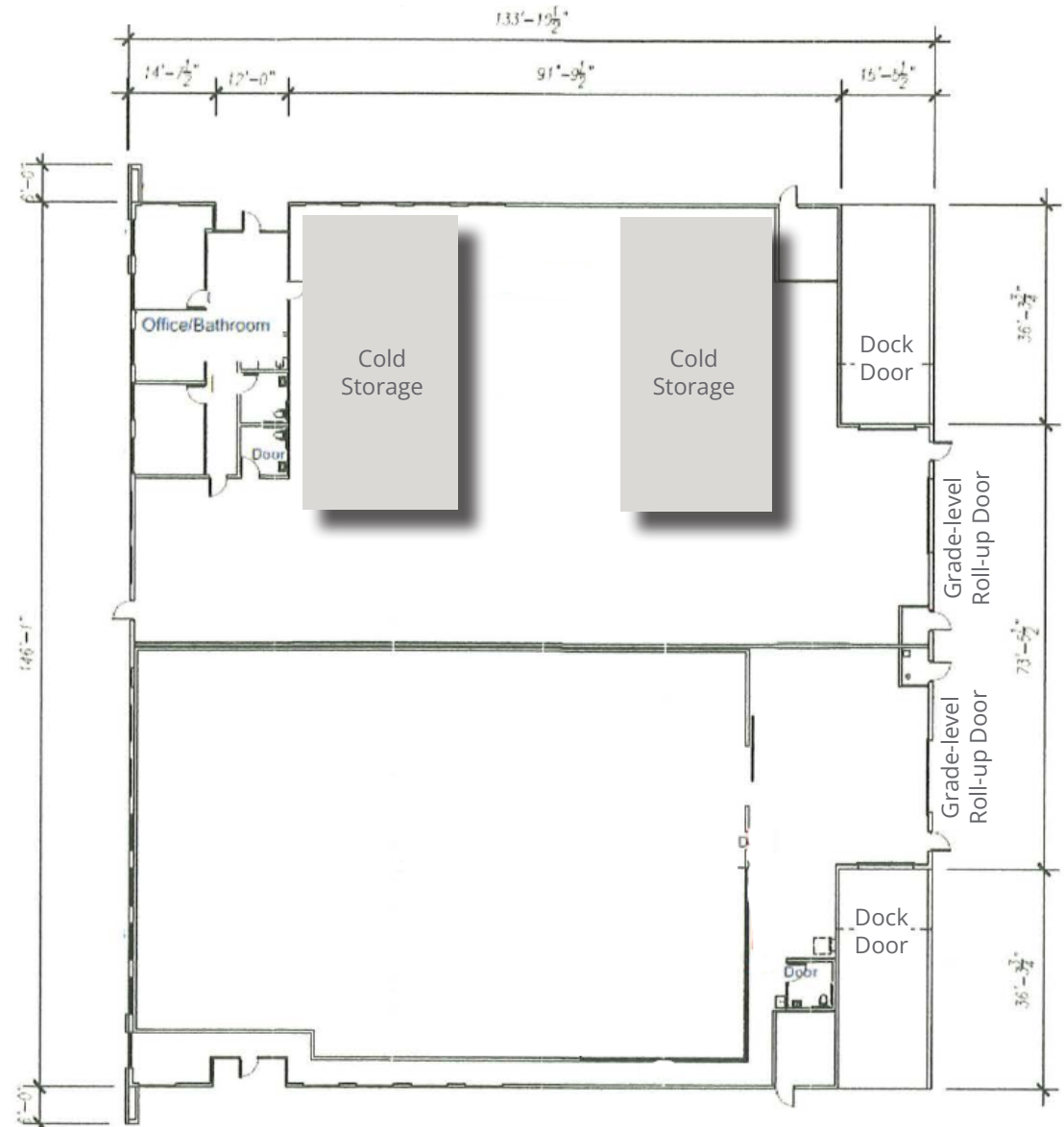


## 12190 BUILDING SPECS

Size	±9,289 SF
Clear Height	22'
Sprinklers	Yes
Docks	1 x exterior
Drive-ins	1 x 12' w x 14' h
Power	2,000a/120 - 208v heavy
Parking	2.58/1,000 (22 surface)

## 12195 BUILDING SPECS

Size	±9,384 SF
Clear Height	22'
Sprinklers	Yes
Docks	1 x exterior
Drive-ins	1 x 12' w x 14' h
Power	2,000a/120 - 208v heavy
Parking	2.34/1,000 (20 surface)



# Property Photos - Bldg. 2

12195 Paine Place, Poway, CA 92064



# Property Photos - Bldg. 3

12190 Dearborn Place, Poway, CA 92064



# Corporate Neighbors & Access

12175, 12195 Paine Place & 12190 Dearborn Place, Poway, CA 92064



COMMUNITY RD

STOWE DR

SCRIPPS POWAY PKWY

KIRKHAM WAY

POMERADO RD

Cohu

amazon

SITE

COSTCO WHOLESALE

Sysco

KOHL'S

GEICO

MI-BOX

MOUNT-IT!

DAR MARK CORPORATION

MAINTEX FACILITY SOLUTIONS

ABC San Diego

WILLSCOT

JWG Windows & Doors

MOORE

MASTERBILT

LI GO

BEST CALIFORNIA MOVERS

VERTICAL HOLD

ALDILA

SWA

BackStore

GENERAL ATOMICS AERONAUTICAL

BIOSCAN

CALIBER COLLISION

HAS

CORE SYSTEMS

LIBERTY PACKAGING

FWE RANGE

THOR

DELTA TRAK

GENERAL ATOMICS AERONAUTICAL

TELEPHONE MARINE

PERSONALIZED STEM CELLS

CALIFORNIA SMARTSCAPE

COROVAN

FUL EX

GAINES

TMS

PAD PRINT

UNITS

SOMACIS

THOR

ELITE

DELTA TRAK

GENERAL ATOMICS AERONAUTICAL

PERSONALIZED STEM CELLS

CALIFORNIA SMARTSCAPE

amazon

NAPA

IN-N-OUT

RABBIT

BILSTEIN

CAIG

SITE

BAY CITY

ELITE

DELTA TRAK

GENERAL ATOMICS AERONAUTICAL

PERSONALIZED STEM CELLS

CALIFORNIA SMARTSCAPE

amazon

Sysco

DIAZYME

AEM

DAR MARK CORPORATION

MORROW MEADOWS

DELKIN DEVICES

K-TUBE TECHNOLOGIES

USGS

GENERAL ATOMICS AERONAUTICAL

GENERAL ATOMICS AERONAUTICAL

GENERAL ATOMICS AERONAUTICAL

GENERAL ATOMICS AERONAUTICAL

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MI-BOX

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ABC San Diego

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BEST BUY

COMPONENT SURFACES

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GENERAL ATOMICS AERONAUTICAL

GENERAL ATOMICS AERONAUTICAL

ABC San Diego

WILLSCOT

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# Drive Times

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## SAN DIEGO COUNTY MAP

**10 Minutes**  
To I-15

**25 Minutes**  
To I-5

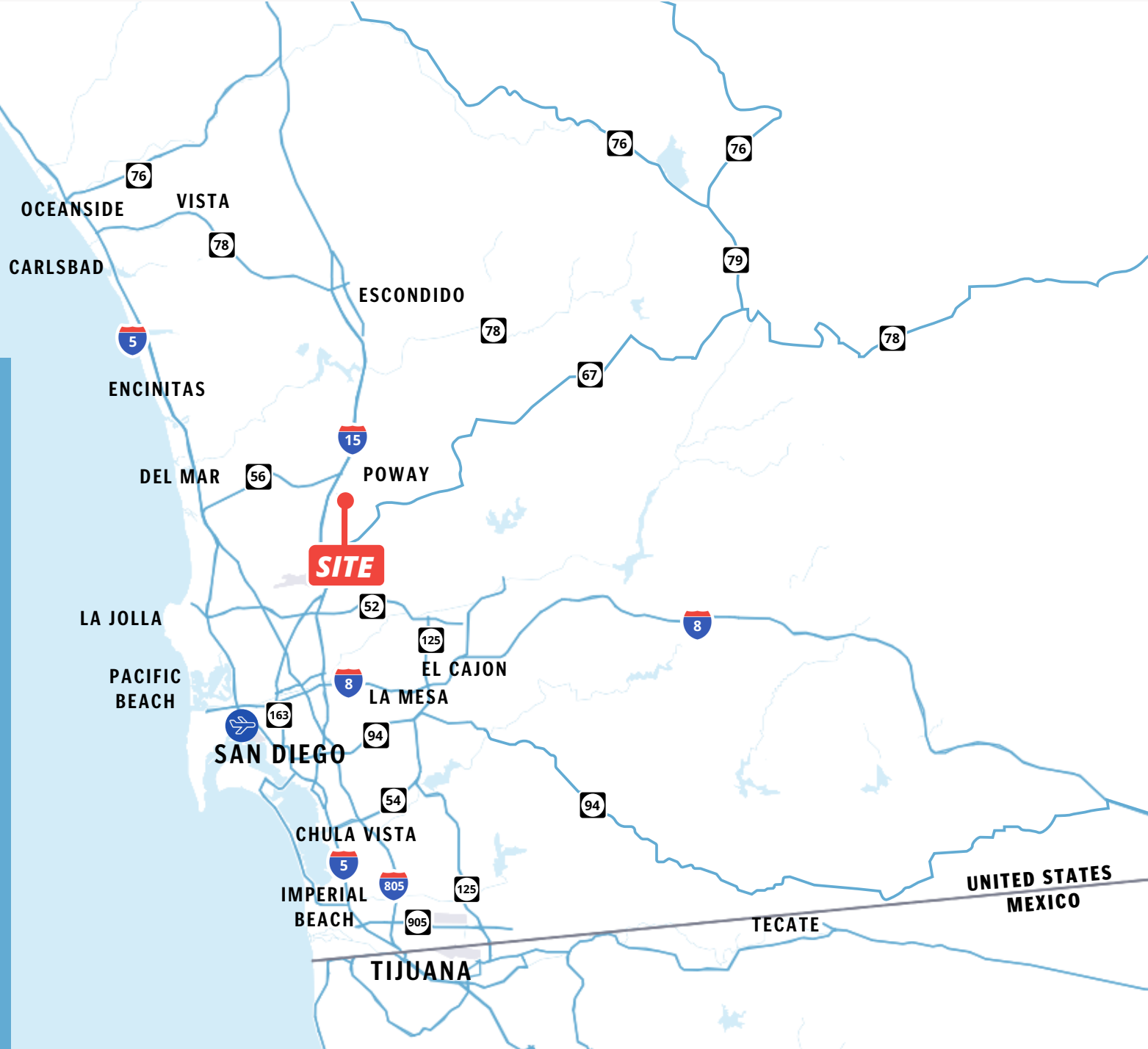
**30 Minutes**  
To Downtown San Diego

**35 Minutes**  
To San Diego International Airport

**45 Minutes**  
To Riverside County

**60 Minutes**  
To Orange County

**60 Minutes**  
To US/Mexico Border





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