

POWAY

CORPORATE CENTER

11,689 SF

WAREHOUSE / DISTRIBUTION SPACE
WITH 4 DOCKS AND 2 GRADE-LEVEL DOORS



CBRE

FOR LEASE

11870 COMMUNITY ROAD,
SUITE 200/205,
POWAY, CA



Property Highlights

POWAY CORPORATE CENTER



\$1.79 PSF/MO
RENTAL RATE
NET OF OPERATING
EXPENSES



±\$0.35 PSF/MO
EST. OPERATING
EXPENSES (2025)



AVAILABLE
OCTOBER 2025

Floor Plan Layout

POWAY CORPORATE CENTER

Floor plan provided for general
reference only, and may not be to scale.

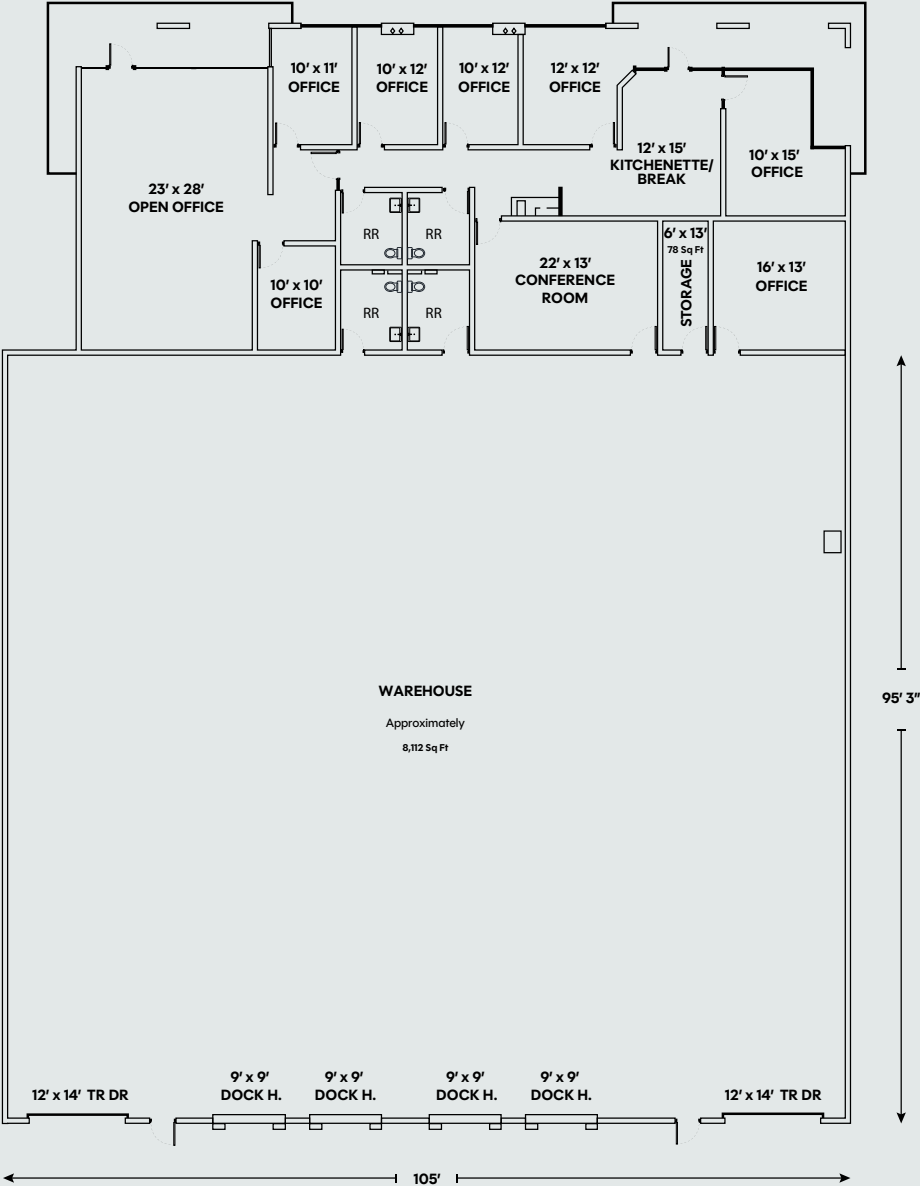
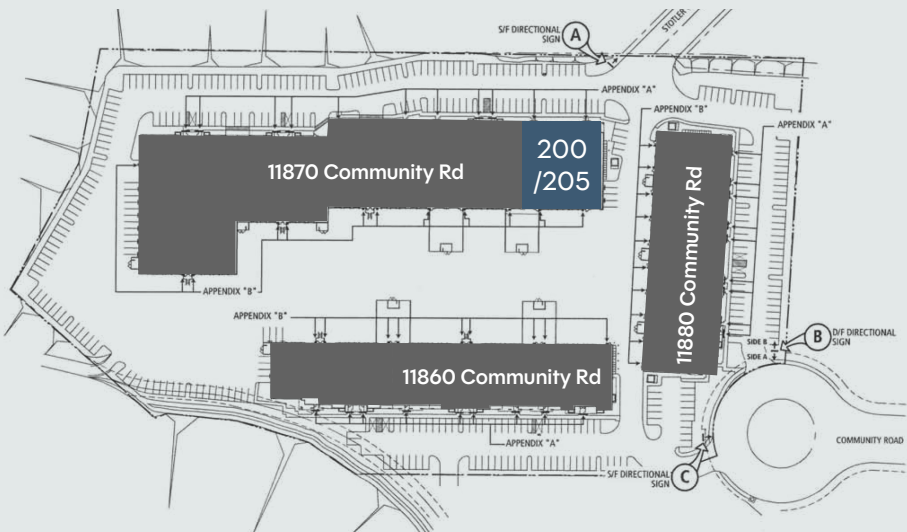


11,689
Square Footage



\$1.79
Price per SF

SITE PLAN





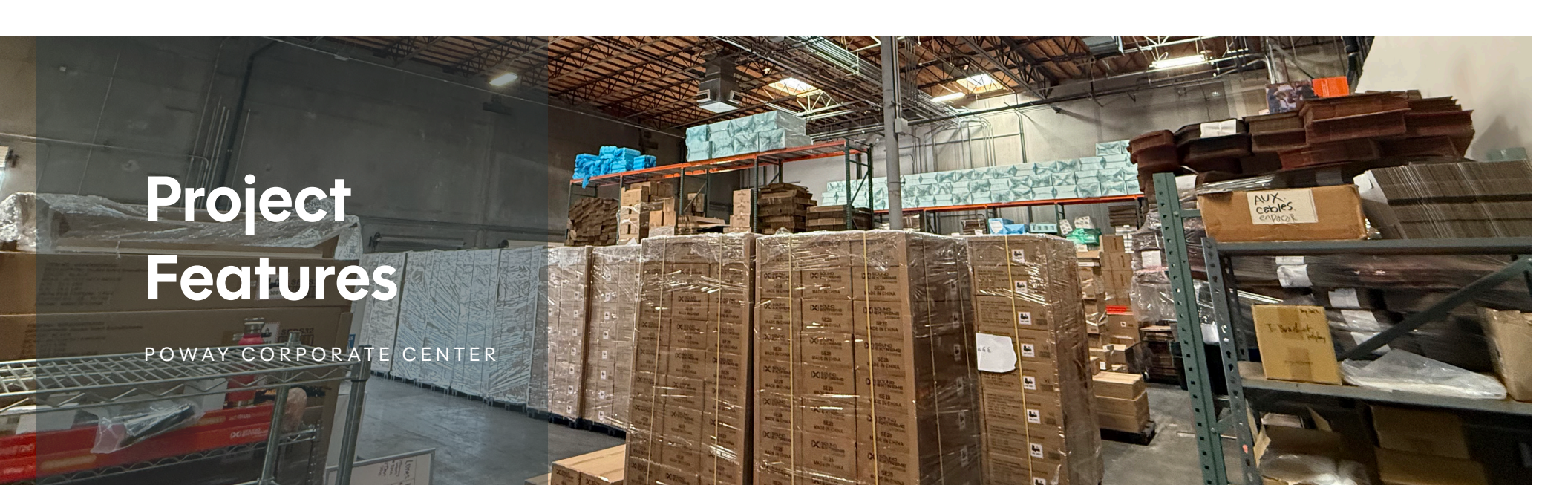
Property Details

POWAY CORPORATE CENTER

11870 Community Road is a high-image warehouse / distribution building developed by The Techbilt Companies in 2006. Its quality, min 28' clear height, exceptional loading, and convenient Central SD location on the west side of Poway make this an ideal space for a warehouse/distribution business to thrive.

A new lease at 11870 Community Road, Suite 200/205 will be subject to agreement between landlord and the existing tenant coming to terms on a termination agreement.

- **TOTAL SIZE:** 11,689 SF
- **CLEAR HEIGHT:** Minimum 28'
- **LOADING:** (4) 9' X 9' Docks and (2) 12' X 14' grade-level doors
- **PARKING:** 2/1,000 SF
- **POWER:** 1,200 Amps 277/480 3-Phase (expandable to 1,400)
- **30% IMPROVED AREA FEATURES:**
(±3,577 SF) Seven private offices, conference room, break room, open office area, four private restrooms and storage closet
- **COLUMN SPACING:** 50' X 56'
- Sprinklered
- Concrete paving throughout
- LI Zoning - City of Poway



Project Features

POWAY CORPORATE CENTER

THE PROPERTY

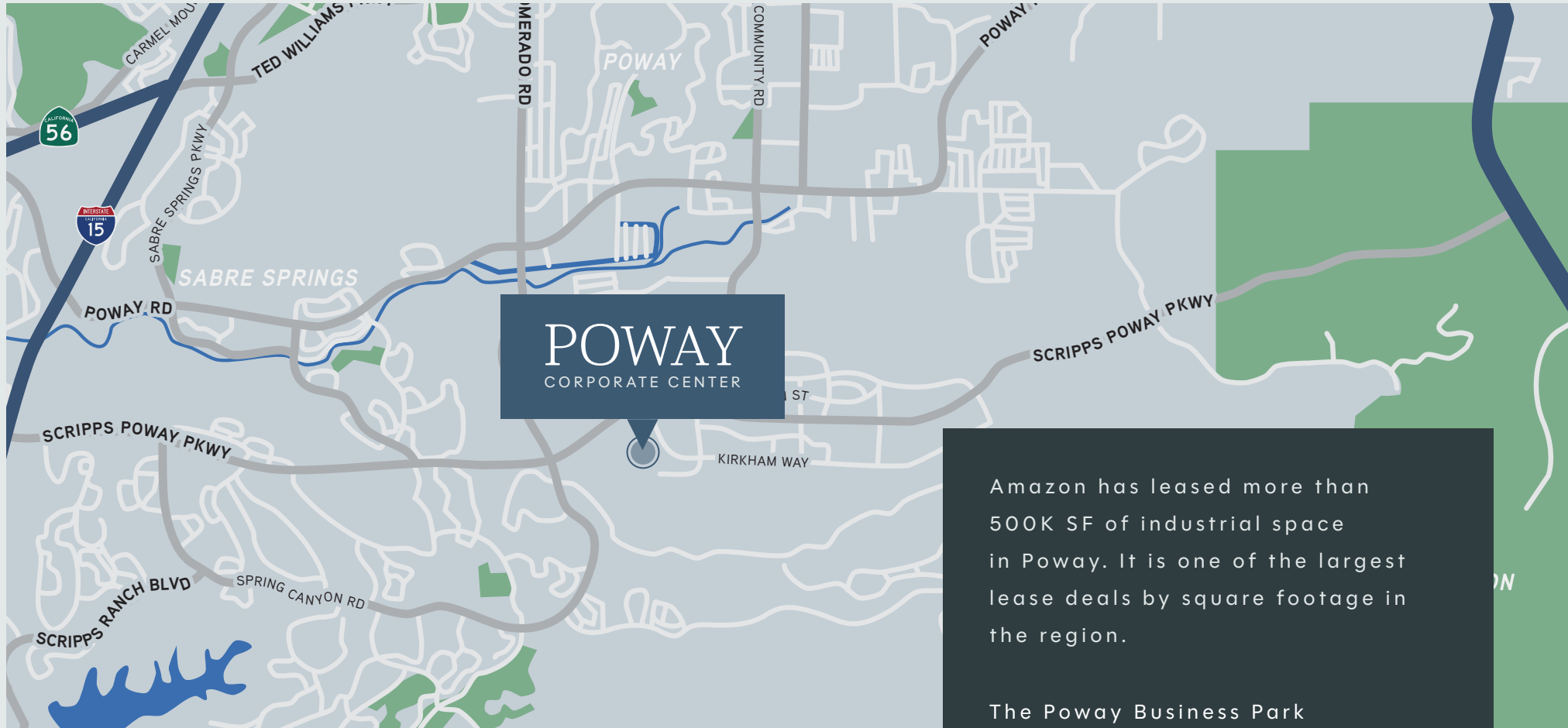
- 11870 Community Road is part of a high-image three-building industrial project in Poway Corporate Center totaling 145,685 SF
- Concrete paving throughout
- Dock-high and grade-level loading, with extra trailer parking available
- Ideal for warehouse / distribution or production and assembly uses

ACCESS

- Central San Diego County location
- Located on a cul de sac on the West side of the Poway Industrial Park, just off of Scripps Poway Parkway
- Easy access to Highway 67 and to I-15

THE OWNERSHIP

- Since 1958, Techbilt has built a legacy of outstanding work performed with professionalism and integrity
- Ownership maintains commitment to both quality and affordability, with accountability to clients, not stockholders
- Hands-on, responsive property management in close proximity
- With just under 500,000 SF in their Poway portfolio and an additional 500,000 SF in Carlsbad existing or in planning, tenants have the opportunity to right-size as needed



The Location

POWAY CORPORATE CENTER

POWAY

Poway is a thriving city with a dedicated commercial work area. It was ranked as the sixth best city in California in which to locate a business by Outlook Magazine. Spaced out traffic lights along Scripps Poway Pkwy provide less traffic congestion.

Amazon has leased more than 500K SF of industrial space in Poway. It is one of the largest lease deals by square footage in the region.

The Poway Business Park Association is a vibrant business association of nearly 500 businesses employing $\pm 18,000$ employees, offering owners and tenants a high quality infrastructure and numerous amenities.

Neighbors & Amenities

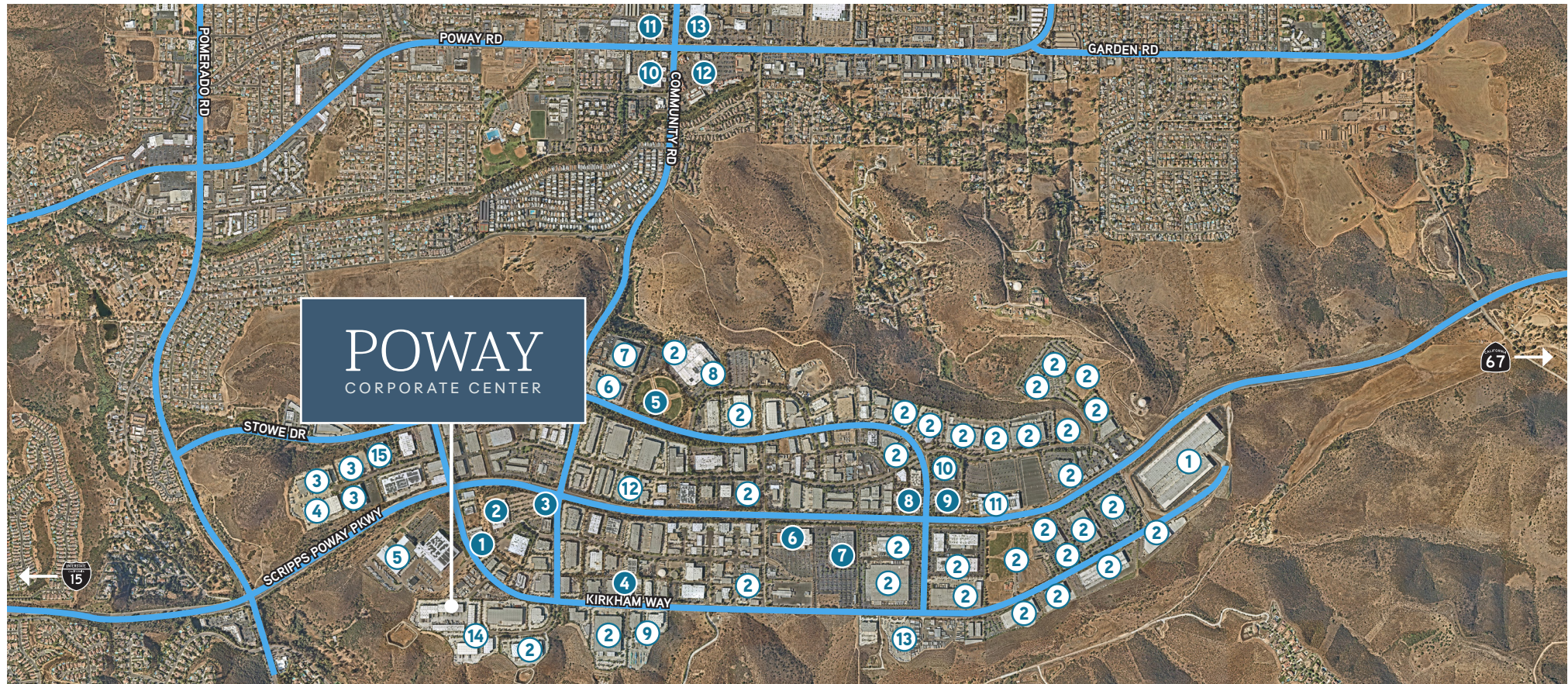
POWAY TECH CENTER

BUSINESSES

- | | | |
|-------------------|-------------|----------------------|
| ① Amazon | ⑦ Allstate | ⑬ ABC |
| ② General Atomics | ⑧ Cohu, Inc | ⑭ Best Buy |
| ③ Corovan | ⑨ Ferguson | ⑮ California Closets |
| ④ ChefWorks | ⑩ Teledyne | |
| ⑤ Sysco | ⑪ Geico | |
| ⑥ Allied | ⑫ Bilstein | |

AMENITIES

- | | | |
|--------------------|--|--|
| ① Papa Duke's Deli | ⑦ Costco | ⑪ Walgreens, Wingstop, Poway's Irish Pub, Bongiorno's |
| ② Kohl's | ⑧ Carl's Jr / Subway | |
| ③ In-N-Out | ⑨ Hampton Inn | ⑫ Starbucks, Chipotle, Stater Bros., Kai Sushi, AMC Dine-in |
| ④ Lighting Brewery | ⑩ Grocery Outlet, Little Caesars, Five Guys, Auto Zone, Mainstream Bar & Grill | ⑬ Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprouts, McDonald's |
| ⑤ Sportsplex USA | | |
| ⑥ Home Depot | | |



POWAY

CORPORATE CENTER



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