

±13,431 SF BUILDING | ±33,105 SF LOT | RECENTLY RENOVATED



FOR LEASE

12150 FLINT PL

POWAY, CA 92064

POWAY INDUSTRIAL OPPORTUNITY

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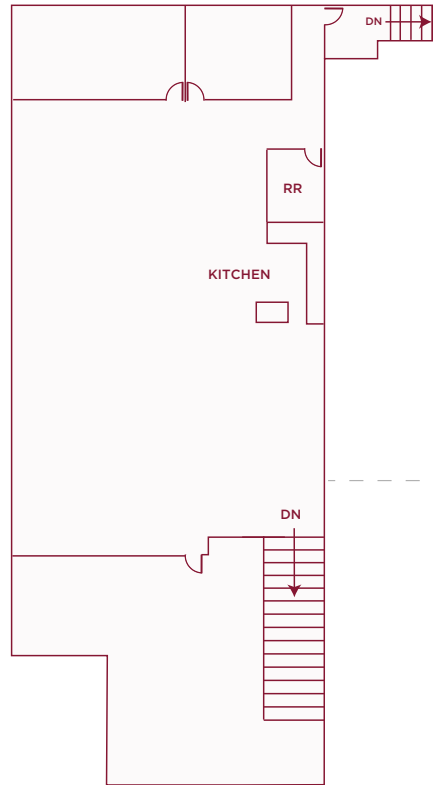


12150 FLINT PL

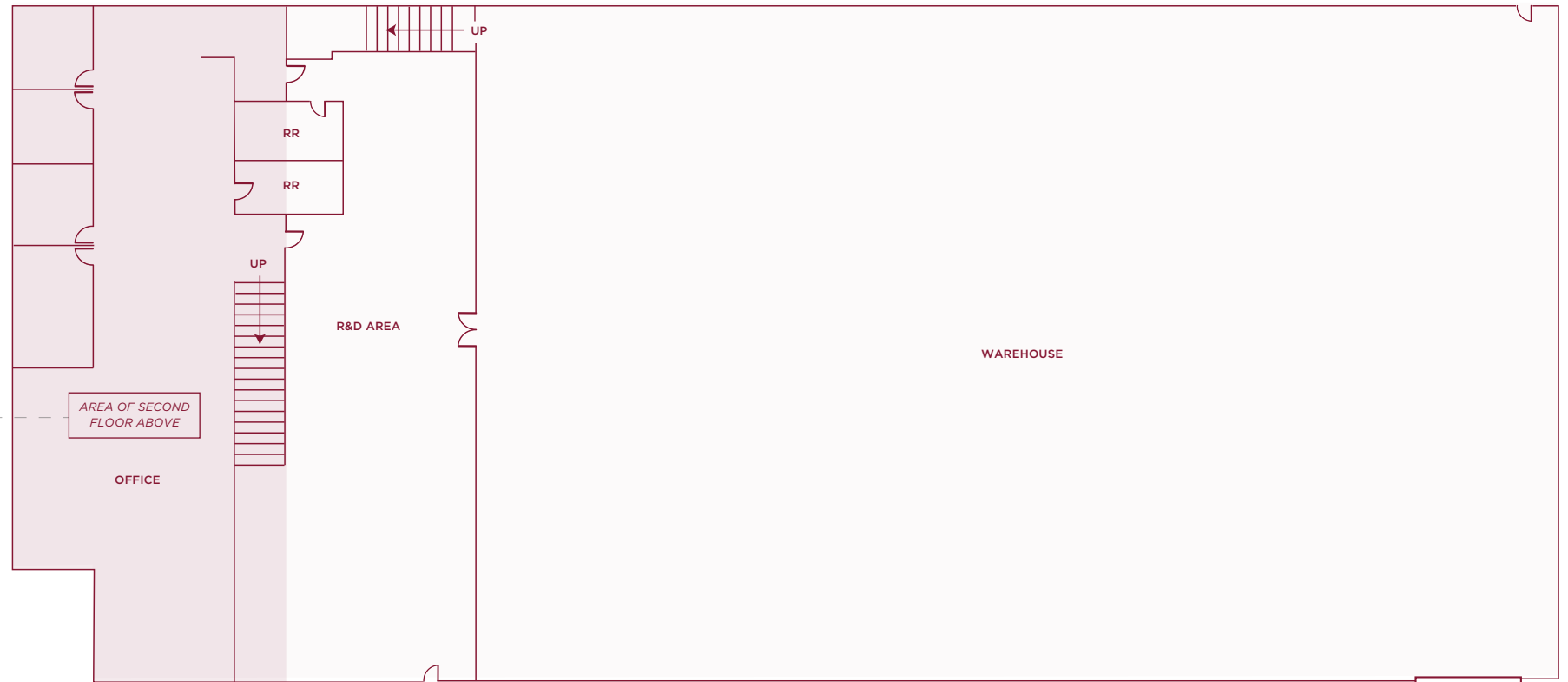
LEASE RATE | \$1.75/SF + NNN

- ☺ ±13,431 SF FREESTANDING BUILDING
- ☺ ±30% OFFICE/LAB, BALANCE WAREHOUSE
- ☺ 33,105 SF (0.76 ACRE) LOT
- ☺ 20-22' CLEAR HEIGHT IN WAREHOUSE
- ☺ FENCED & SECURED PARKING AREA
- ☺ RECENTLY RENOVATED WITH MODERN, HIGH-END FINISHES
- ☺ DOCK-HIGH & GRADE-LEVEL LOADING
- ☺ ROOF-MOUNTED SOLAR





SECOND FLOOR



FIRST FLOOR

±13,431 SF INDUSTRIAL BUILDING

ROOF-MOUNTED SOLAR



GRADE-LEVEL LOADING DOOR

INGRESS/EGRESS



FENCED & SECURED PARKING AREA

DOCK-HIGH POSITION

22 ON-SITE PARKING SPACES

FLINT PL

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- Starbucks
- Jack in the Box
- Smart & Final
- Dollar Tree

- El Pollo Loco
- McDonald's
- Better Buzz
- LA Fitness

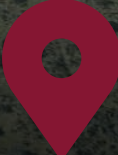
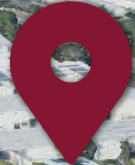
- Taco Bell
- Five Guys
- Petco
- Walgreens

- In-N-Out Burger
- Kohl's
- City Fun Center
- Papa Duke's Deli

- Lightning Brewery

- Home Depot

- Costco



**12150
FLINT
PL**

KIRKHAM WAY

FOR LEASE

12150 FLINT PL

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For more information or tours,
please contact:

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