

13125

DANIELSON ST.
SUITE 112

+6,783 SF

INDUSTRIAL SUITE WITH
GRADE-LEVEL LOADING



CBRE

FOR LEASE | POWAY, CA



Property Highlights

13125 DANIELSON ST.
SUITE 112



\$1.39 PSF/MO
RENTAL RATE:
NET OF OPERATING
EXPENSES



\$0.33 PSF/MO
EST. OPERATING
EXPENSES



6/1/2025
AVAILABLE

Property Features

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THE PROPERTY

- Two-building multi-tenant industrial project totaling 49,232 SF
- Concrete parking, driveway and loading areas
- Zoned LI -City of Poway: Manufacturers, engineering companies, equipment companies (sales/hq/distribution), printing companies, moving companies
- Close proximity to Costco, Kohl's, Home Depot, and In-N-Out Burger

ACCESS

- Central San Diego County location
- Easy access to Highway 67 via Scripps Poway Pkwy & I-15 via Scripps Poway Pkwy and Poway Rd

THE OWNERSHIP

- Professionally owned and managed by Whitaker Facilities Corporation
- Hands-on responsive property management in close proximity
- With approximately, 1,000,000 SF in their Poway portfolio, tenants have the opportunity to right-size as needed



Property Details

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This approximately, 95% climate controlled suite includes: production, utility and testing areas, two story office space including seven (7) private offices and open office on both floors, a storage room, and two (2) private restrooms.

- **LOADING:** Two (2) 12' X 14 grade-level loading doors, expandable to three (3) loading doors
- **POWER:** 600AMPS 120/208V
- **ZONING:** LI - City of Poway
- **PARKING:** 2.4/1,000 SF parking ratio
- **CLEAR HEIGHT:** 23' minimum
- **FIRE SPRINKLERED**
- **CONCRETE PAVING THROUGHOUT**

Floor Plan Layout

13125 DANIELSON ST.
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LAYOUT AS BUILT

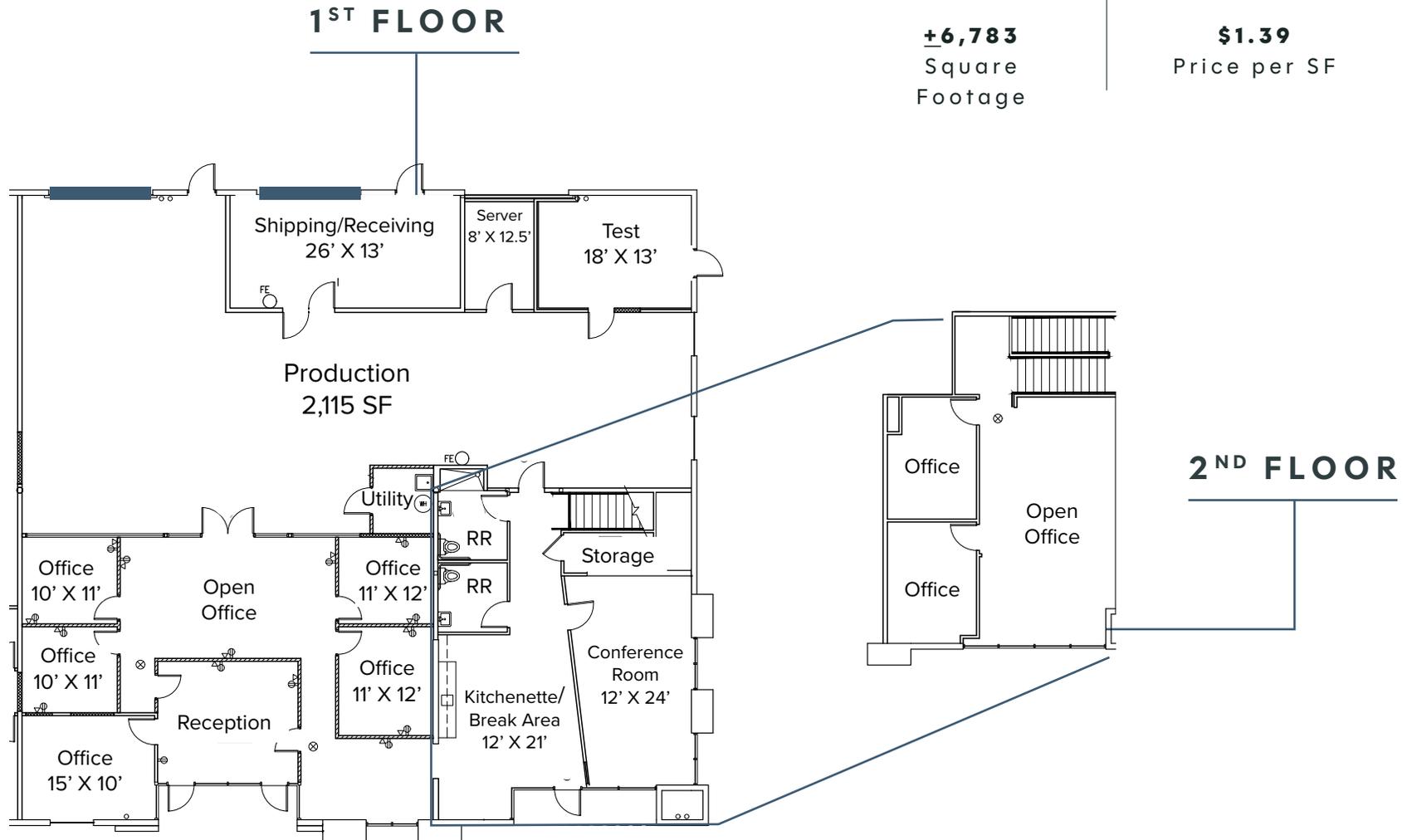
Floor plan provided for
general reference only, and
may not be to scale.



+6,783
Square
Footage



\$1.39
Price per SF





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The Location

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POWAY

Poway is a thriving city that has 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 provide less traffic congestion.

The Poway Business Park Association (PBPA) is a vibrant business association of nearly 500 businesses employing 18,000 individuals, offering owners and tenants a high-quality infrastructure and numerous amenities.

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

Neighbors & Amenities

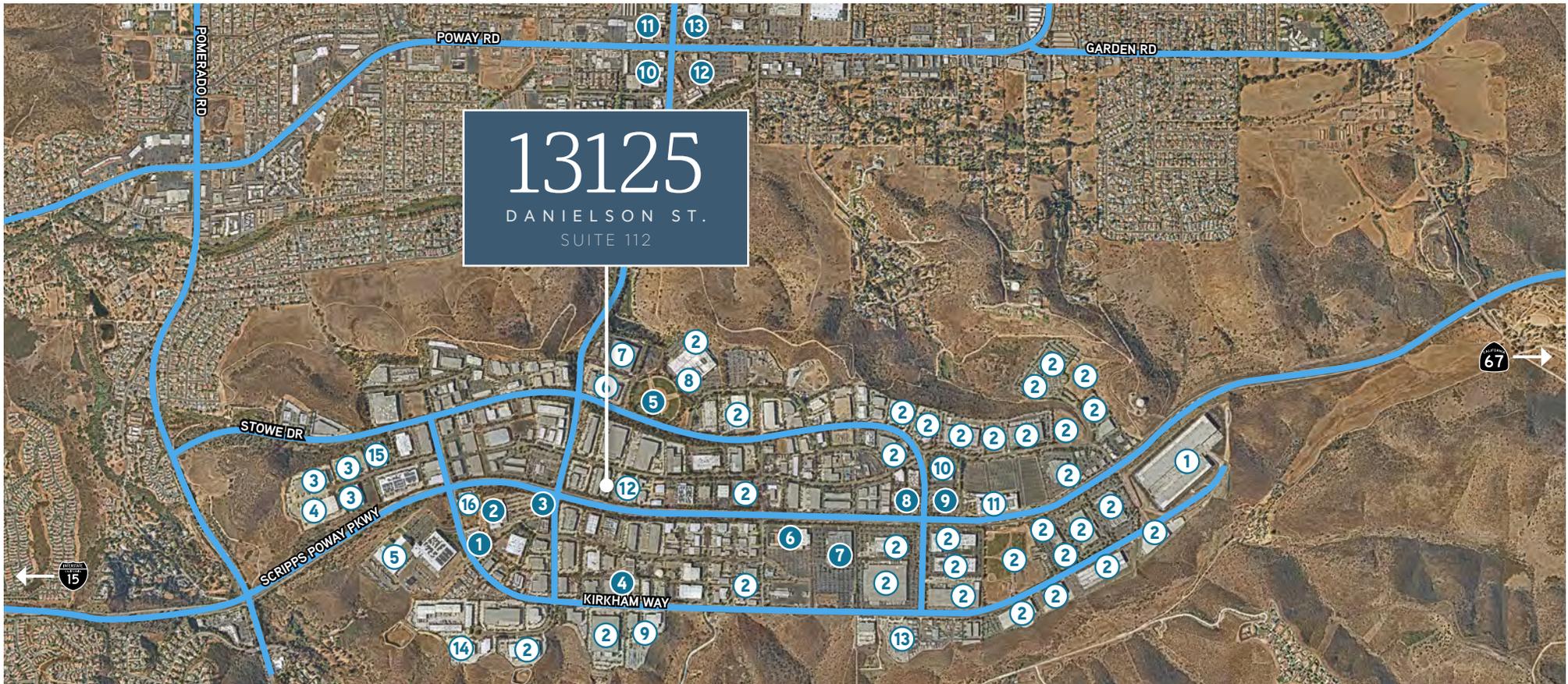
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BUSINESSES

- | | | |
|-------------------|-------------|----------------------|
| 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 | ⑯ NAPA Auto Parts |
| 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 | ⑫ Starbucks, Chipotle, Stater Bros, Kai Sushi, AMC Dine-in |
| ③ In N Out | ⑨ Hampton Inn | ⑬ Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprouts, McDonald's |
| ④ Lighting Brewery | ⑩ Grocery Outlet, Little Caesars, Five Guys, Auto Zone, Mainstream Bar & Grill | |
| ⑤ Sportsplex USA | | |
| ⑥ Home Depot | | |



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TED CUTHBERT

Senior Vice President
+1 858 546 4688
ted.cuthbert@cbre.com
Lic. No. 00964042

CHRIS WILLIAMS

Senior Vice President
+1 858 646 4743
chris.williams1@cbre.com
Lic. No. 01791013

CYNTHIA CARTER

Senior Associate
+1 858 546 4674
cynthia.carter@cbre.com
Lic. No. 02015870

SEBASTIAN SAK

Associate
+1 858 546 2603
sebastian.sak@cbre.com
Lic. No. 02196608

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