

13200

DANIELSON ST.
SUITE C

+18,905 SF

ENDCAP WAREHOUSE/DISTRIBUTION SPACE WITH
5 DOCKS & 2 GRADE-LEVEL DOORS



CBRE

FOR LEASE | POWAY, CA



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Property Highlights

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



\$0.22 PSF/MO
EST. OPERATING
EXPENSES



12/01/25
AVAILABLE

Property Features

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THE PROPERTY

- A multi-tenant industrial building totaling 99,340 SF
- Secured and fenced concrete loading area
- Concrete driveways, loading and parking areas
- Zoned LI -City of Poway: Which allows for a variety of light industrial uses including manufacturers, engineering companies, equipment companies (sales/hq/distribution), printing companies, moving companies

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

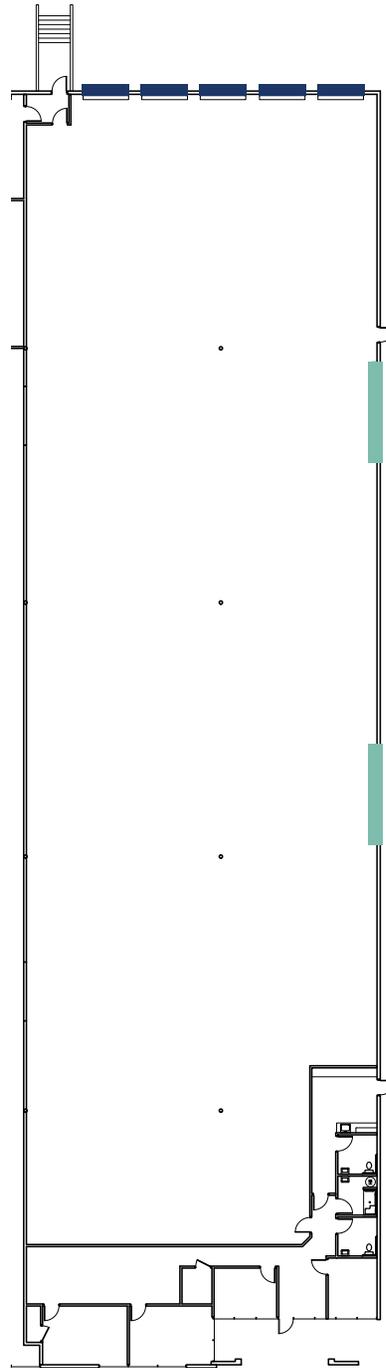
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This warehouse / distribution space is situated at the northern end of the building, adjacent to the secured entrance to the fenced loading area, which includes space for truck parking. This space includes approximately 1,400 SF of improved area, which includes four (4) private offices, an open office area, two (2) restrooms, a shower and a break area with kitchenette.

- **LOADING:** Five 10' X 10' dock doors and two 12' X 14' grade-level loading doors
- **POWER:** 1,000 Amps 277/480V
- **ZONING:** LI - City of Poway
- **PARKING RATIO:** 2.99/1,000 SF
- **CLEAR HEIGHT:** 27' minimum
- **SPRINKLERED:** 0.45/3,000 GPM
- **COLUMN SPACING:** 48' X 52'
- **Concrete paving throughout**

Floor Plan Layout

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■ 10' X 10' dock doors

■ 12' X 14' door

AS BUILT

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



+18,905
Square
Footage



\$1.79
Price per SF NNN
(NNN's estimated
at \$0.22/SF)

*Endcap location provides immediate access to secure yard area

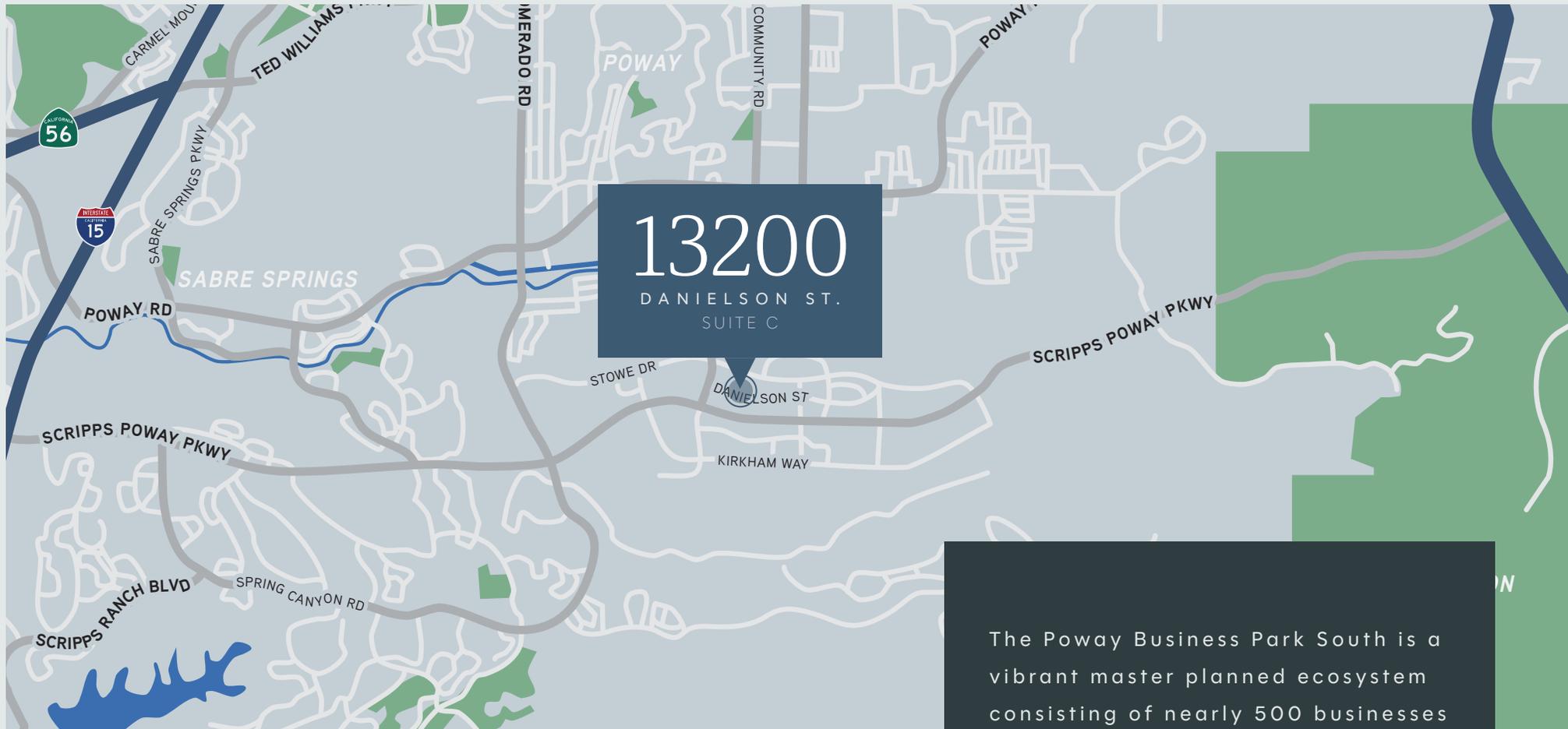


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13200 Danielson Street
© JAPAN GOLD USA
Alexander's
GOLD MINE
NATURAL FOOD CO



The Location

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POWAY

Poway is a thriving city that has a high quality workforce and newest quality industrial inventory in the County. It was ranked as the sixth best city in California in which to locate a business by Outlook Magazine. Spaced out traffic lights and no street parking provide less traffic congestion.

The Poway Business Park South is a vibrant master planned ecosystem consisting of nearly 500 businesses employing 18,000 individuals, offering owners and tenants a high-quality infrastructure and numerous amenities.

Amazon has leased 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

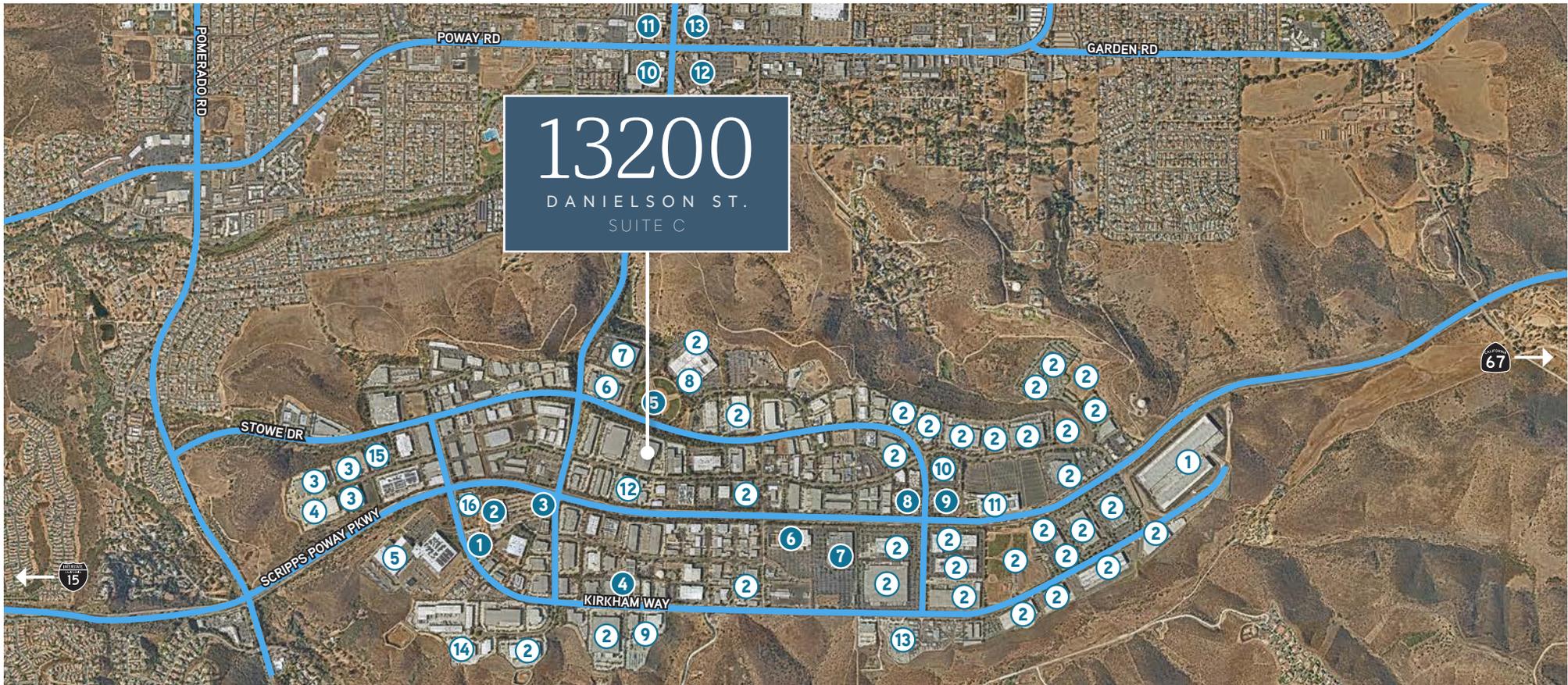
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BUSINESSES

- | | | |
|-------------------|-------------|----------------------|
| 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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