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# 12140

COMMUNITY RD

# 37,638 SF

(DIVISIBLE TO ±20,996 SF)

FREE STANDING INDUSTRIAL BUILDING WITH  
DOCK AND GRADE-LEVEL LOADING



**CBRE**

FOR SUBLEASE | POWAY, CA



# Property Highlights

12140 Community Rd



**SUITE B: \$1.40 PSF/MO**  
**ENTIRE BUILDING: \$1.60 PSF/MO**  
RENTAL RATE:  
NET OF OPERATING EXPENSES



**\$0.24 PSF/MO**  
EST. OPERATING  
EXPENSES



**30 DAY'S NOTICE**  
AVAILABLE



# Property Details

12140 Community Rd

## THE PROPERTY

- This freestanding approximately 37,638 SF industrial building with dock and grade-level loading is available in whole or in part. A tenant can lease either the entire building or an approximately 20,996 SF portion.
- 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



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This 37,638 SF industrial space, conveniently located on the west side of the Poway business park and just off Scripps Poway Parkway, is available for sublease until October 31, 2029

- **LOADING: Suite B** - One (1) dock, two (2) oversized 14' X 16' grade-level loading doors and one (1) 12' X 14' grade-level loading door. **Full Building** provides additional dock and 12' X 14' grade-level loading door
- **POWER:** 2,500 AMPS 120/208V to building
- **ZONING:** LI - City of Poway
- **PARKING RATIO:** 2 / 1,000 SF
- **CLEAR HEIGHT:** 23' minimum
- **FIRE SPRINKLERED**
- **CONCRETE PAVING THROUGHOUT**

# Floor Plan Layout

12140 Community Rd

## LAYOUT AS BUILT

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



**SUITE B: +20,996**  
**ENTIRE BUILDING: +37,638**  
Square Footage



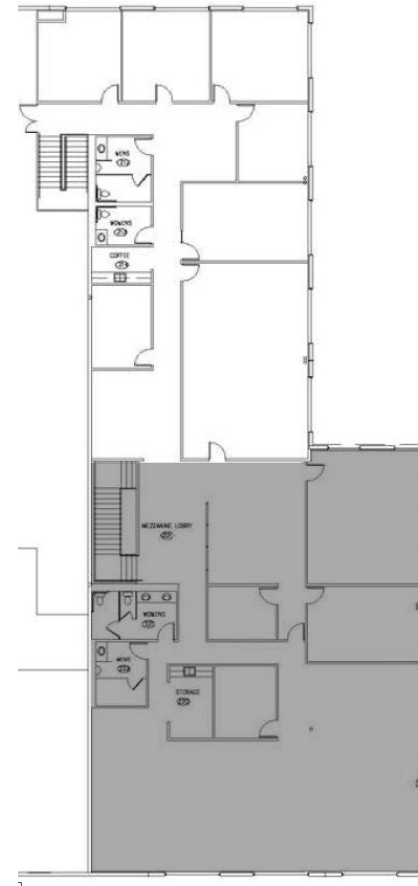
**SUITE B: \$1.40 PSF/MO**  
**ENTIRE BUILDING: \$1.60 PSF/MO**  
Price per SF

## 1<sup>ST</sup> FLOOR



- Dock
- 12' X 14' grade level doors
- 14' X 16' grade level doors

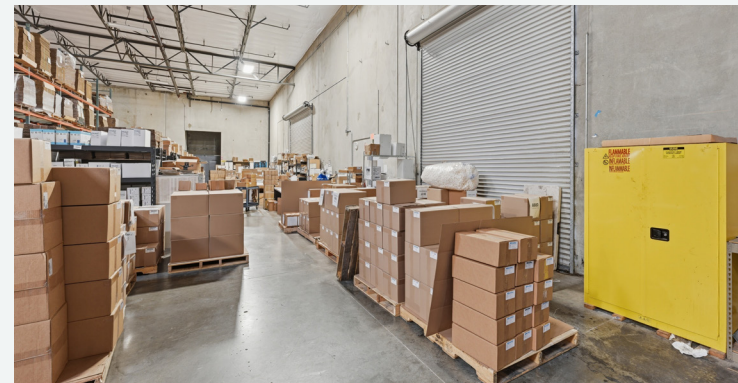
## 2<sup>ND</sup> FLOOR

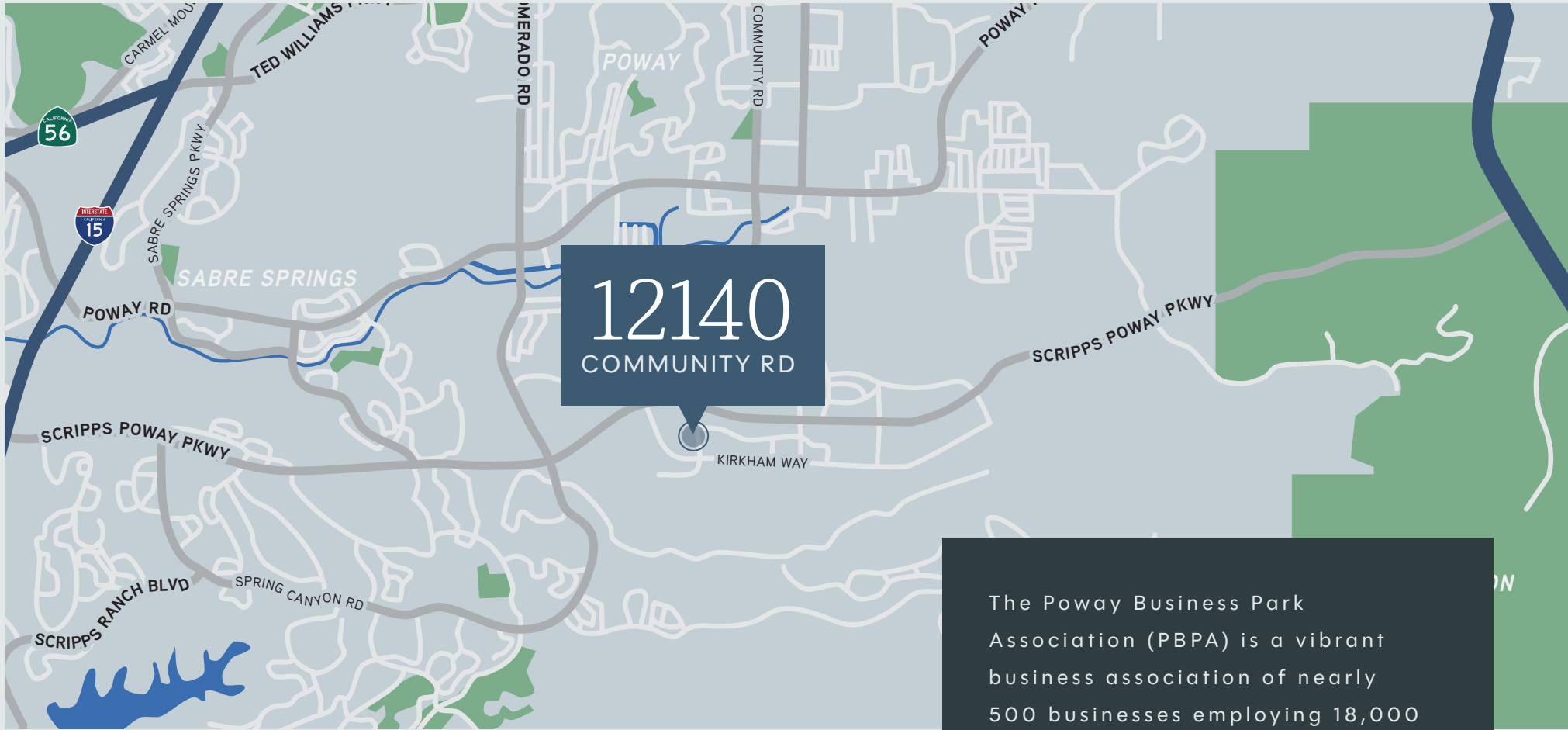




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# The Location

12140 Community Rd

## 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

12140 Community Rd

## BUSINESSES

- ① Amazon
- ② General Atomics
- ③ Corovan
- ④ ChefWorks
- ⑤ Sysco
- ⑥ Allied
- ⑦ Allstate
- ⑧ Cohu, Inc
- ⑨ Ferguson
- ⑩ Teledyne
- ⑪ Geico
- ⑫ Bilstein
- ⑬ ABC
- ⑭ Best Buy
- ⑮ California Closets
- ⑯ NAPA Auto Parts

## AMENITIES

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



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