

k

12140

COMMUNITY RD
SUITE B

20,996 SF

INDUSTRIAL SPACE WITH
DOCK AND GRADE-LEVEL LOADING



CBRE

FOR SUBLEASE | POWAY, CA



12140
COMMUNITY RD
SUITE B

Property Highlights

12140 Community Rd
Suite B



\$1.50 PSF/MO
RENTAL RATE:
NET OF OPERATING
EXPENSES



\$0.24 PSF/MO
EST. OPERATING
EXPENSES



60 DAY'S NOTICE
AVAILABLE



Property Details

12140 Community Rd
Suite B

THE PROPERTY

- Portion of a an approx. 37,638 SF with dock and grade level loading
- 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

12140 Community Rd
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This 20,996 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:** One (1) dock, two (2) oversized 14' X 16' grade-level loading doors and one (1) 12' X 14' grade-level loading door
- **POWER:** 2,500 AMPS 120/208V to building
- **ZONING:** LI - City of Poway
- **PARKING:** TBD
- **CLEAR HEIGHT:** 23' minimum
- **FIRE SPRINKLERED**
- **CONCRETE PAVING THROUGHOUT**
- **LEASE EXPIRATION:** October 31, 2029

Floor Plan Layout

12140 Community Rd
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LAYOUT AS BUILT

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

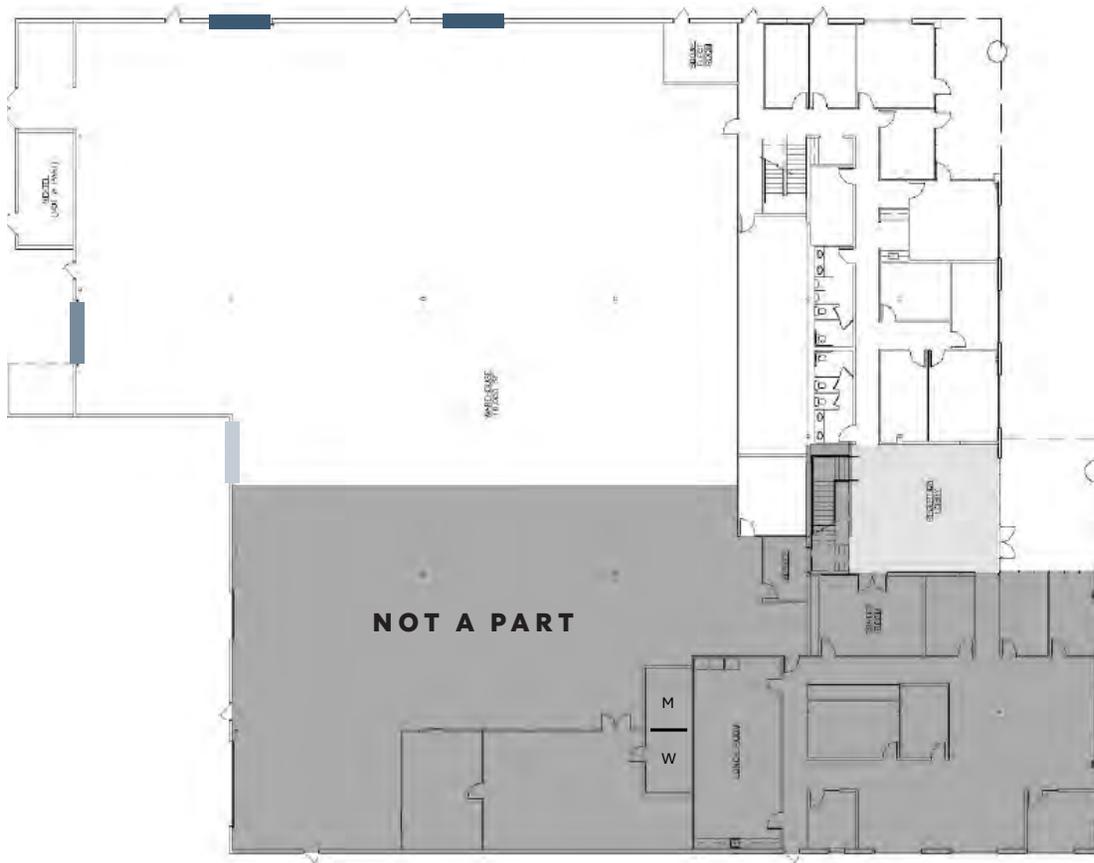


+20,996
Square
Footage

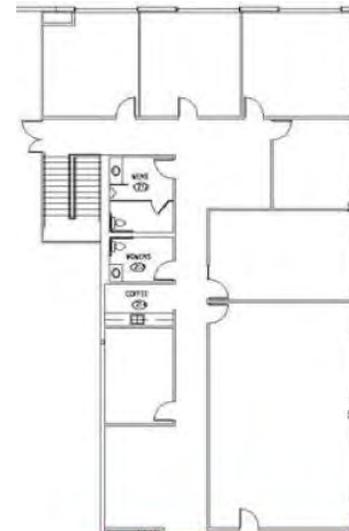


\$1.50
Price per SF

1ST FLOOR



2ND FLOOR



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



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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

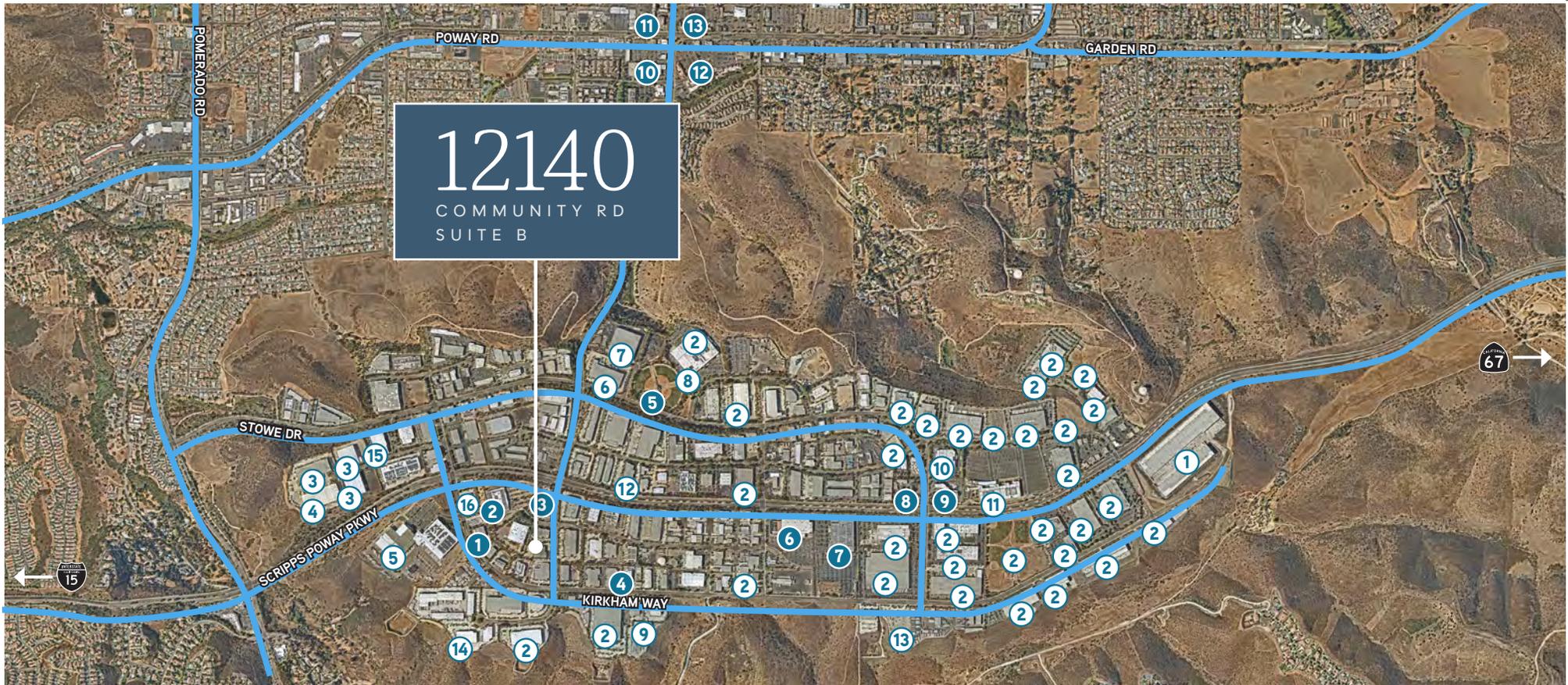
12140 Community Rd, Suite B

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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