

# 12525 KIRKHAM COURT

POWAY, CALIFORNIA 92064

± 9,671 SF

**\$1.19/SF GROSS**

FOR LEASE | FREE-STANDING INDUSTRIAL BUILDING WITH FENCED YARD



- ± 6,123 square feet of 20 to 22 foot ceiling height warehouse
- ± 3,548 square feet of first and second floor office improvements
- Two 12' x 14' Grade Level Truck Doors
- ± 3,350 square feet of fenced and gated concrete yard/parking
- 600 amps of 208 volt 3 phase power
- Concrete drive and parking apron with ± 2/1,000 parking ratio
- Prominent corner location in Kirkham Business Center
- Extensive glass-line with incredible valley mountain views

For more information on this property, your current property, or your future location, please contact:

**Kenneth Dubs, Jr.**

CalBRE# 01277355

[kdjr@dubsandcompany.com](mailto:kdjr@dubsandcompany.com)

Office (760) 591-4100 Fax (760) 591-4102

1850 Diamond Street, Suite 103, San Marcos, California 92078

CalBRE# 01385958

The information contained herein is deemed reliable, however no representations, warranties, or guaranties of any kind are made by Dubs and Company, Inc.



COMMERCIAL REAL ESTATE SERVICES

# 12525 KIRKHAM COURT

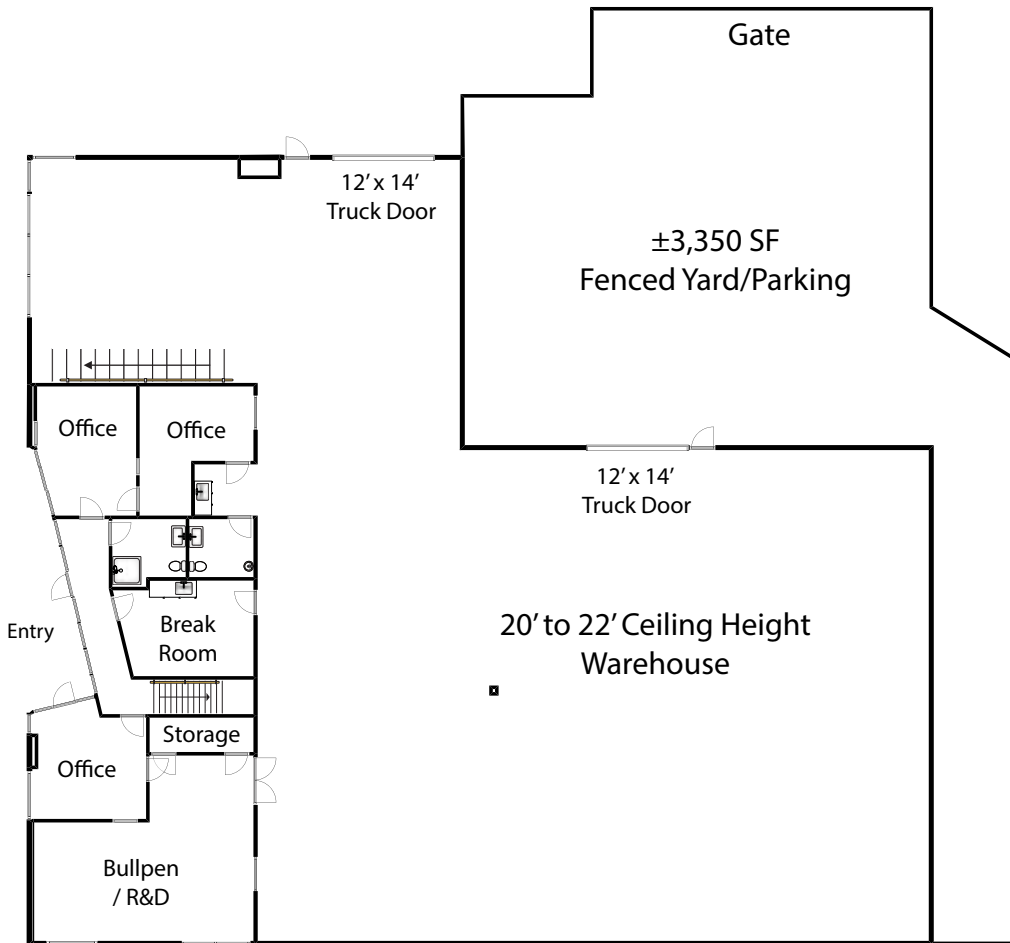
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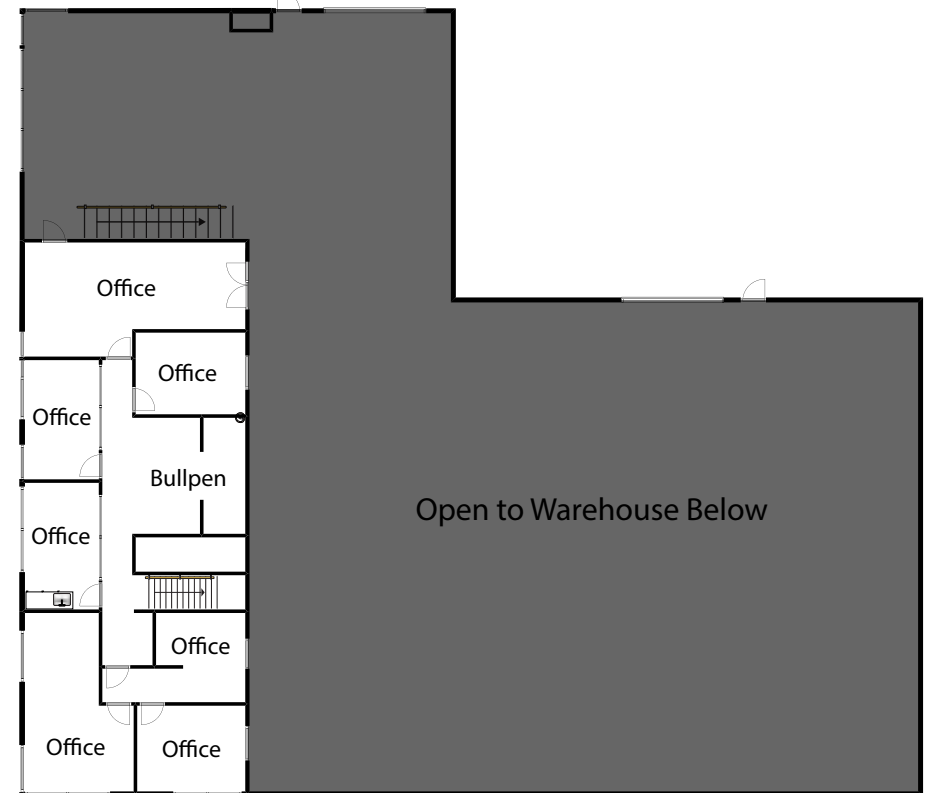
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First Floor



Second Floor



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