

12525 KIRKHAM COURT

POWAY, CALIFORNIA 92064

± 9,671 SF

\$1.85/SF Gross

FOR LEASE | FREE-STANDING INDUSTRIAL BUILDING WITH FENCED YARD



- ± 6,123 square feet of 20 to 22 foot ceiling height HVAC 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

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

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

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



CalBRE# 01385958

12525 KIRKHAM COURT

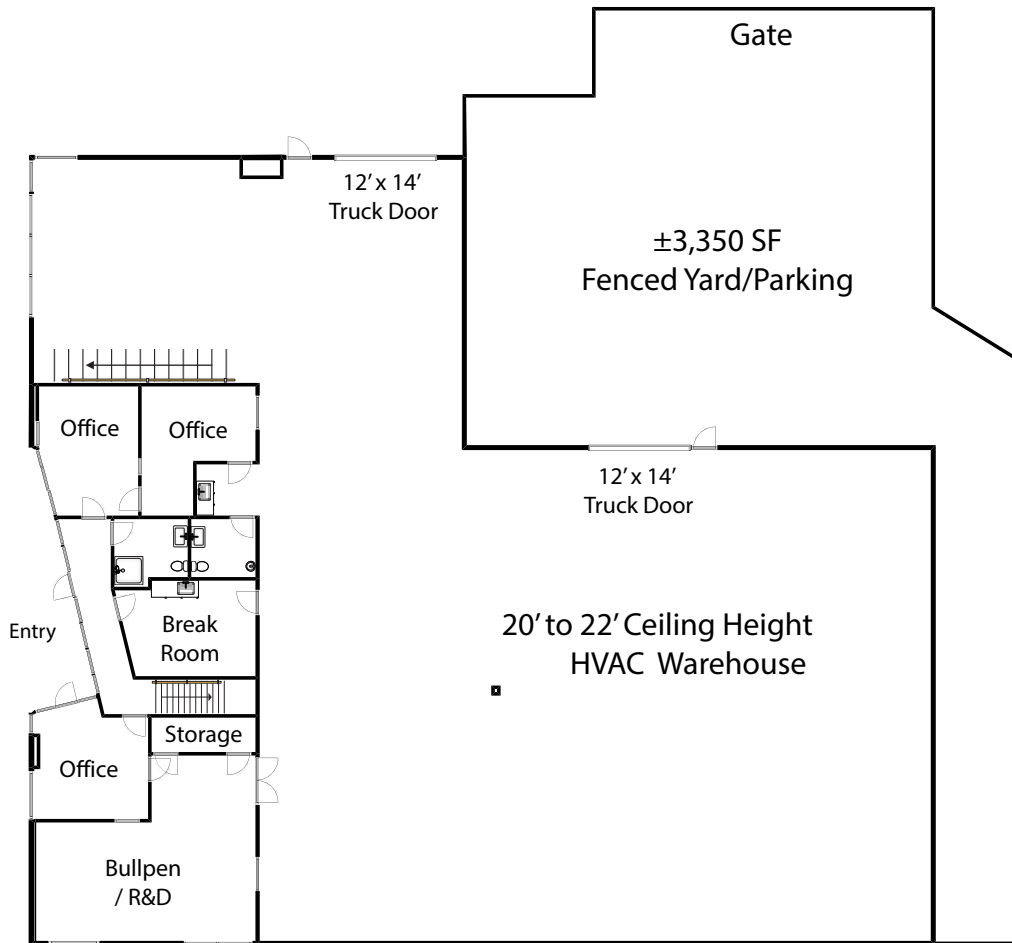
POWAY, CALIFORNIA 92064

±9,671 SF

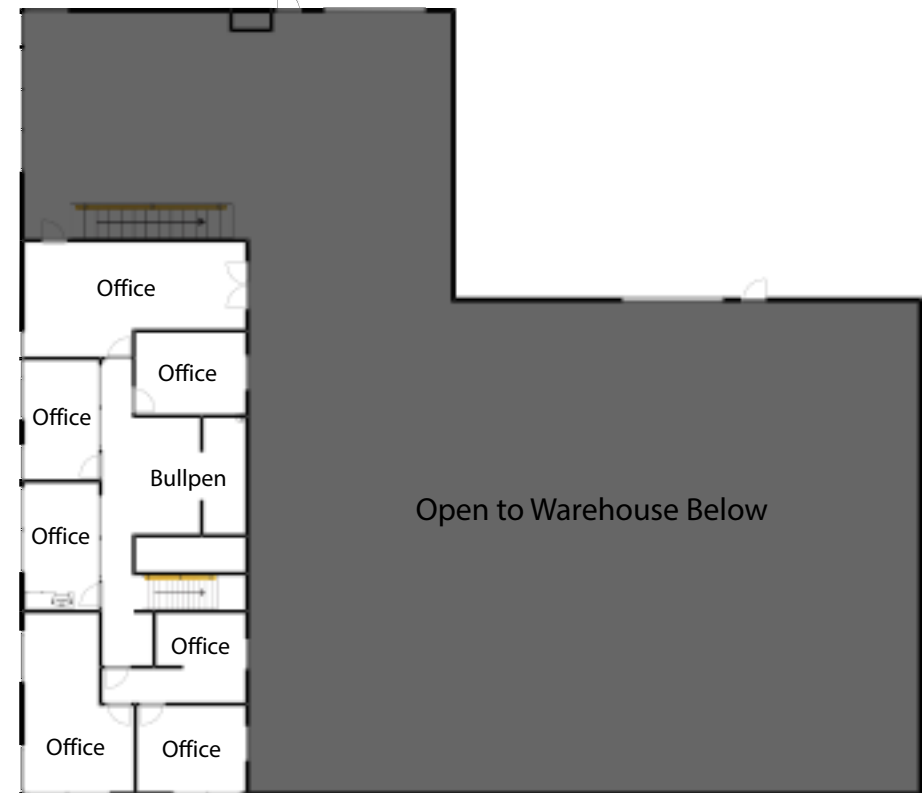
\$1.85/SF Gross

FOR LEASE | FREE-STANDING INDUSTRIAL BUILDING WITH FENCED YARD

First Floor



Second Floor



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

Kenneth Dubs, Jr.

CalBRE# 01277355

kdjr@dubsandcompany.com

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

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

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



CalBRE# 01385958