

13790 STOWE DRIVE

POWAY, CA 92064



AVAILABLE FOR LEASE

± 30,417 SF

HALF OF A FREESTANDING INDUSTRIAL BUILDING
WITH ± 6,672 SF OF COOLER/FREEZER SPACE

CBRE

SUITE B

AVAILABLE - 30,417 SF



BUILDING SIZE

± 61,710 SF Total



AVAILABLE SPACE

± 30,417 SF (± 12% Office, balance warehouse), half of freestanding building



FREEZER/COOLER

± 6,672 SF (Cooler 1,632 SF & Freezer 5,040 SF)



CLEAR HEIGHT

± 24' - 26'



LOADING DOORS

5 Docks (8' x 10') | 4 Grade Level (14' x 15')



POWER

(1) 200 Amps of 277/480 volt panel and (1) 200 Amps of 120/208 volt panel (expandable)



GAS

Natural gas stubbed to building



PARKING RATIO

± 1.75/1,000 SF (estimated)



AVAILABLE

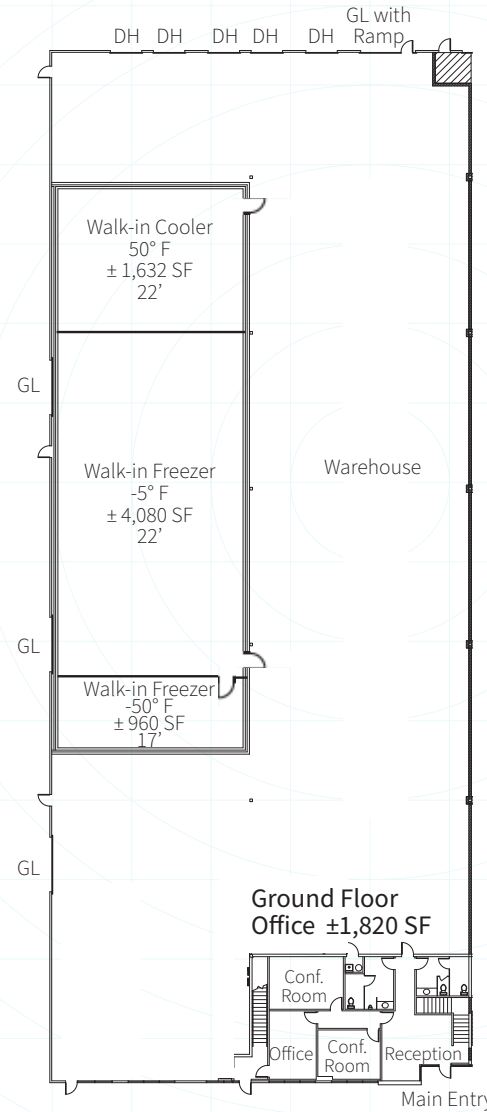
Immediately



LEASE RATE

Call Brokers
(Operating Expenses = ± \$0.27/SF)

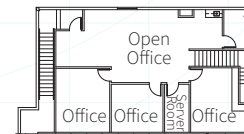
As-Built Floor Plan



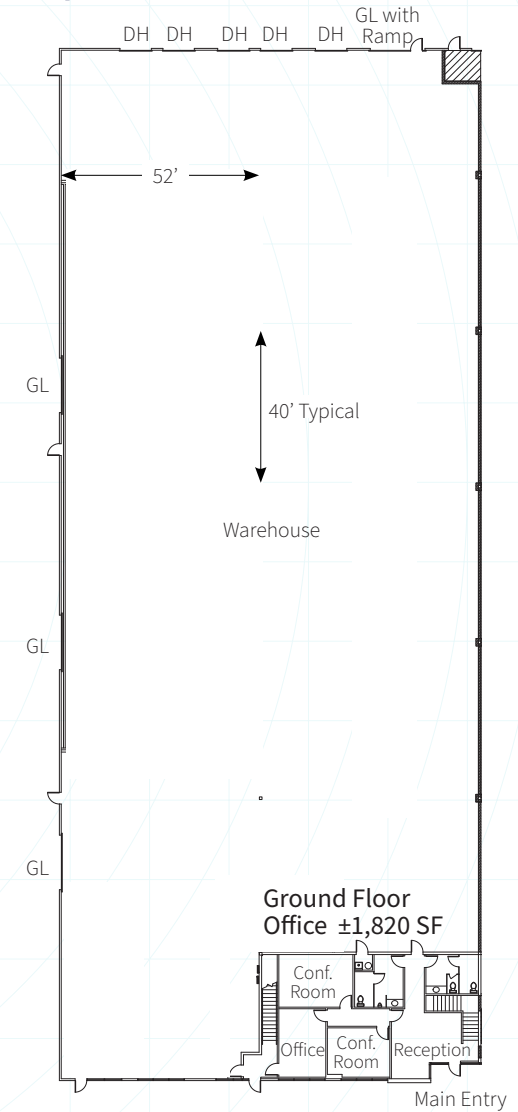
Ground Floor
Office ±1,820 SF

GL = Grade level loading door
DH = Dock high loading door

Mezzanine
±1,820 SF
(same for As-Built & Proposed Floor Plans)



Proposed Floor Plan



Ground Floor
Office ±1,820 SF

*Not to scale

AERIAL MAP



Crosthwaite Cir.

Stowe Dr

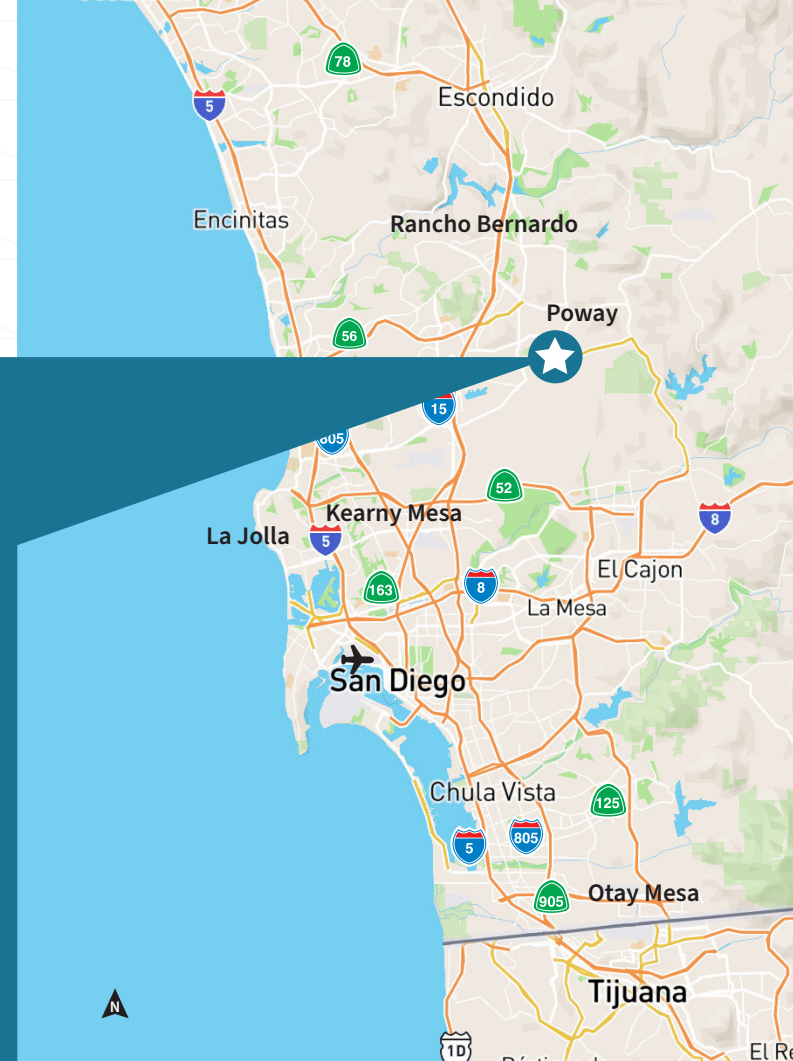
13790
STOWE DRIVE

Suite B
Available
± 30,417 SF

VITALITYWEB

13790 STOWE DRIVE

POWAY, CA 92064



CENTRAL CONVENIENCE



- I-15
- Ted Williams Parkway
- Scripps Ranch



- Hwy 56
- Hwy 67
- Scripps Ranch
- Carmel Mountain Ranch
- Rancho Bernardo



- Hwy 54
- Black Mountain Ranch
- Escondido
- Ramona



- San Marcos
- Encinitas
- Del Mar
- La Jolla
- San Diego Int'l Airport
- Downtown San Diego
- La Mesa
- National City

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