

12345

FIRST AMERICAN WAY

40,022 SF

FLEX INDUSTRIAL/R&D CORPORATE
HEADQUARTERS BUILDING



CBRE

FOR LEASE | POWAY, CA



Property Highlights

12345 FIRST AMERICAN WAY



\$1.49 PSF/MO
RENTAL RATE:
NET OF OPERATING
EXPENSES



\$0.5152 PSF/MO
EST. OPERATING
EXPENSES



NOW
AVAILABLE

Property Features

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THE PROPERTY

- Freshly repainted high image freestanding industrial building with heavy power, climate controlled warehouse, in place grade level loading, and dock loading potential
- Flexibility for various operations, from creative small business HQ or engineering research and development to production and manufacturing

ACCESS

- Central San Diego County location
- Direct access from Scripps Poway Parkway via Danielson Street
- Easy access to Highway 67 and to I-15



A photograph of an outdoor patio area. In the foreground, there is a round stone table with four red chairs. A large, tan-colored patio umbrella stands over the table. In the background, there are more tables and chairs, some with red and yellow chairs. The patio is paved with light-colored concrete. To the left, there is a modern building with large windows. The area is surrounded by lush greenery, including palm trees and other tropical plants. A white metal railing is visible on the right side of the patio.

Property Details

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12345 First American Way is an approximately 44,022 square foot freestanding industrial building built in 2003. This building's improvements include \pm 19,689 SF of **climate controlled warehouse**, 20,333 SF of 1st and 2nd floor office, outdoor patio and break areas and heavy power. In combination with the building's strategic central San Diego location in the City of Poway, California, this project makes for an ideal corporate headquarters.

- **LOADING:** (3) 12' X 14' Grade-level loading doors
- **POWER:** 2,000A 277/480V
- **ZONING:** IP - City of Poway
- **PARKING:** Approximately 145 spaces
- **CLEAR HEIGHT:** 24'-26"
- **FIRE SPRINKLERED**
- **ELEVATOR SERVED**

Floor Plan Layout

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LAYOUT AS BUILT

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



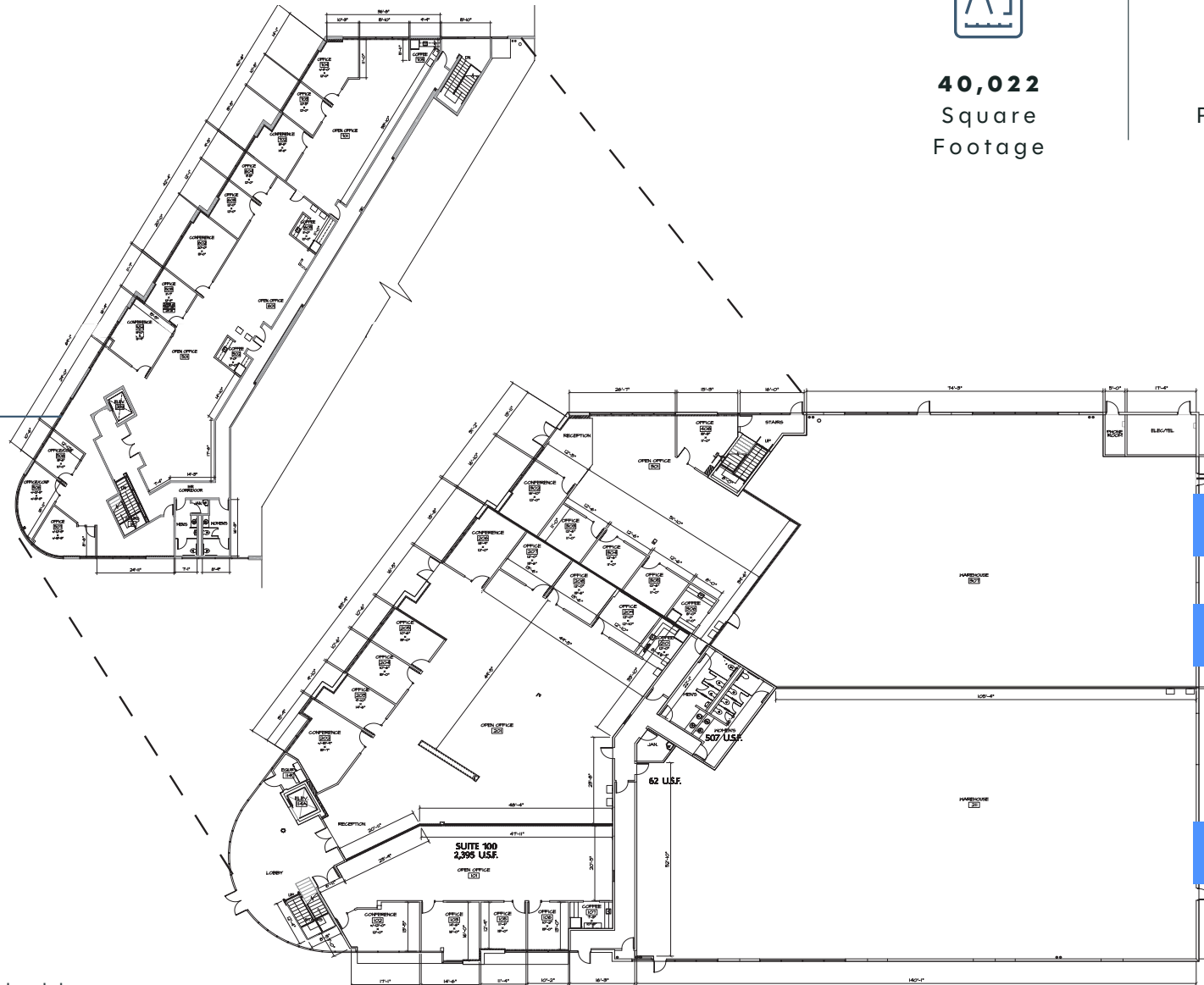
40,022
Square
Footage



\$1.49
Price per SF

2ND FLOOR

1ST FLOOR

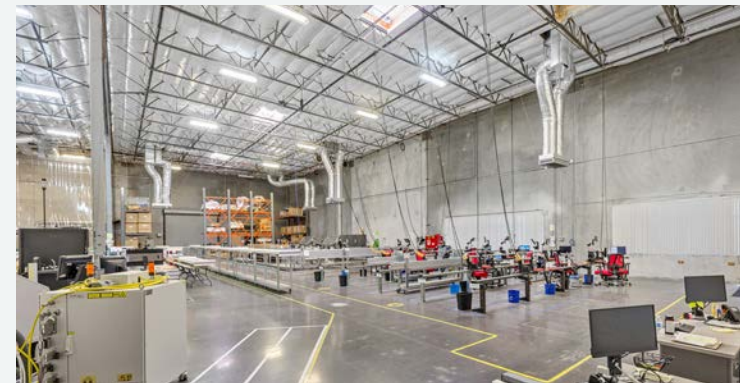


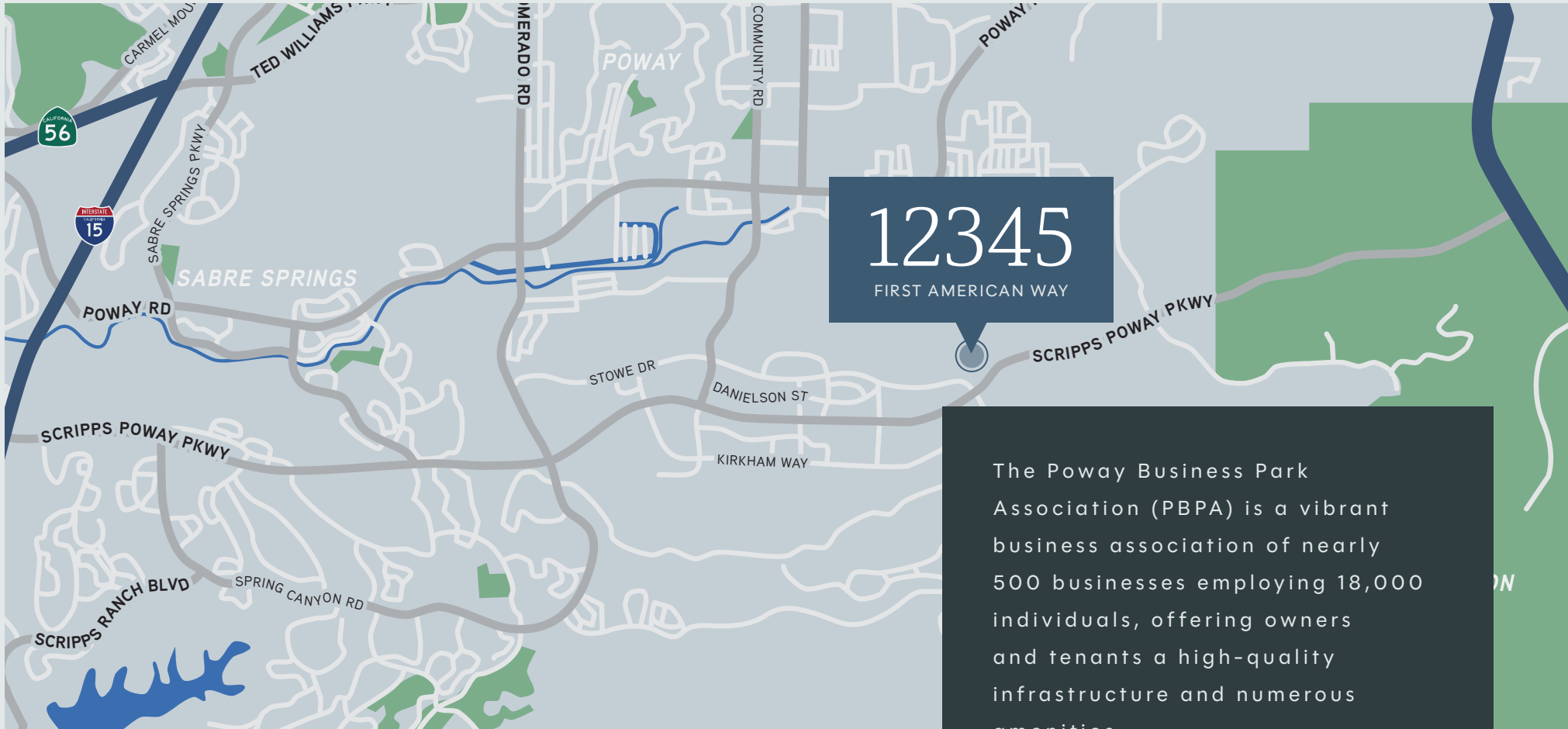
12' X 14' grade-level doors



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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.

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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.

General Atomics is Poway's largest owner/occupier, with approximately 40% of the market.

Amazon has leased more than 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

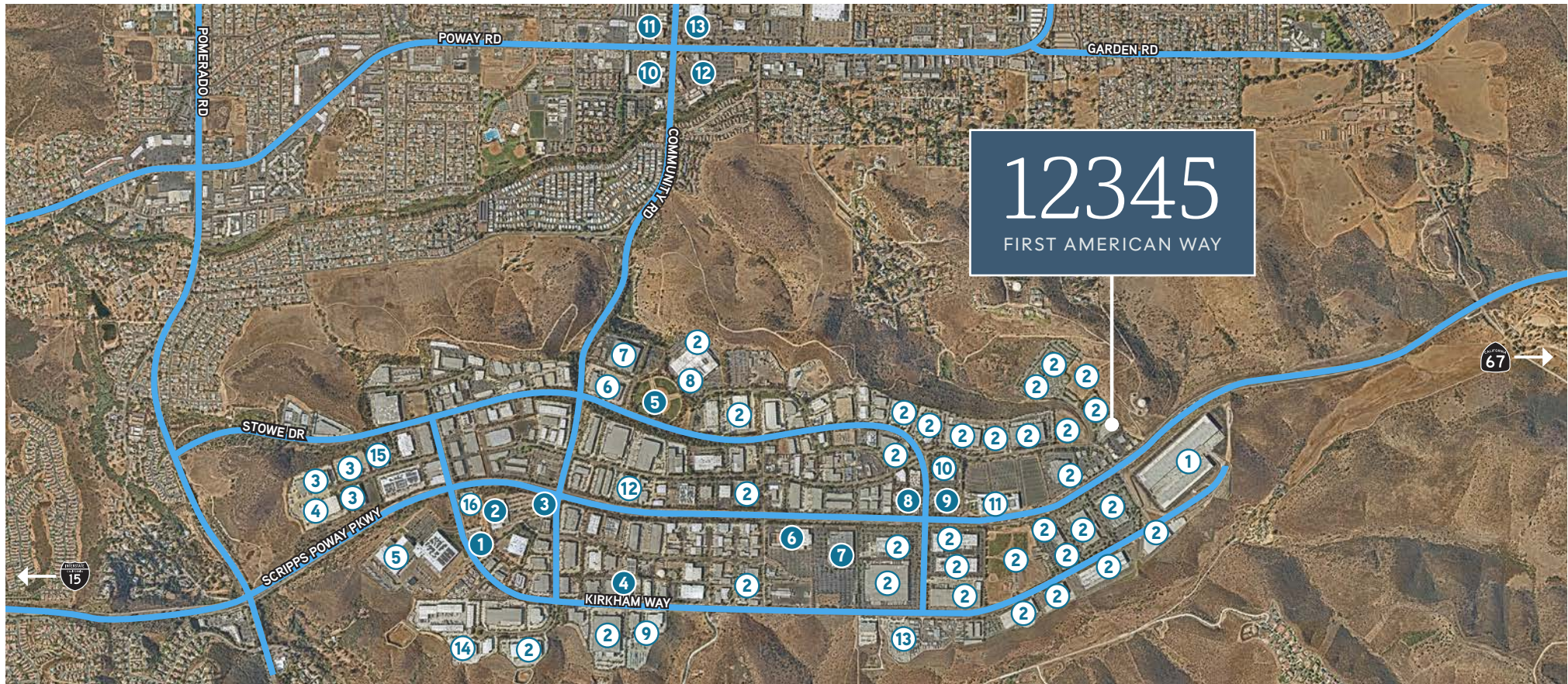
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BUSINESSES

- 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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