

# For Lease

26,548 SF Freestanding Industrial/Flex Building  
11,187 SF / 15,361 SF / 26,548 SF Available

13880 Stowe Drive  
Poway, CA

Colliers

Accelerating success.



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## Property Highlights

- 26,548 SF Freestanding Industrial/Flex Building
- 11,187 SF / 15,361 SF / 26,548 SF available
- 4 grade-level doors
- 1 dock well position
- 50% warehouse, 50% two-story office
- 24' - 26' warehouse clear height
- Fully sprinklered
- Prime location in Poway Industrial submarket
- Immediate access to I-15 & HWY-56
- Upscale office image
- Drop ceiling in climate controlled areas
- Glass window line
- Functional office improvements in place  
12' ceilings upstairs
- 1,200 Amps, 277/480V

## Lease Rate

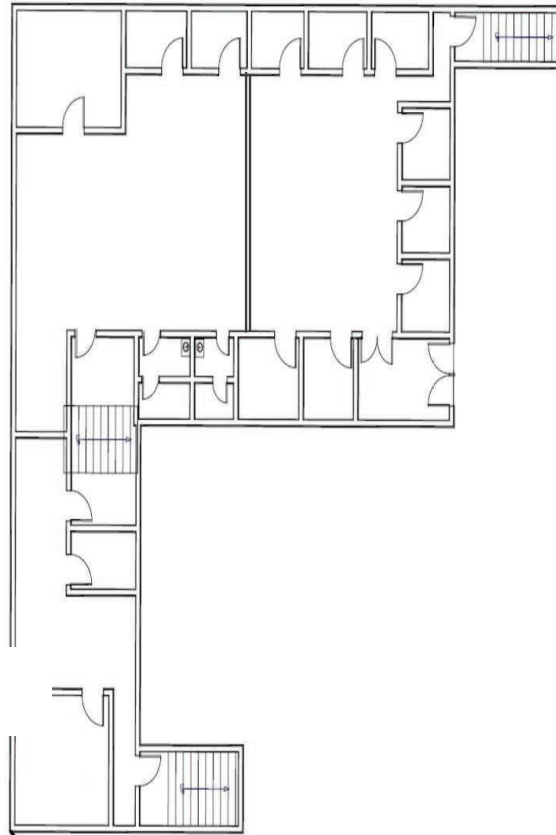
**\$1.10/SF NNN (\$0.26/SF Nets)**



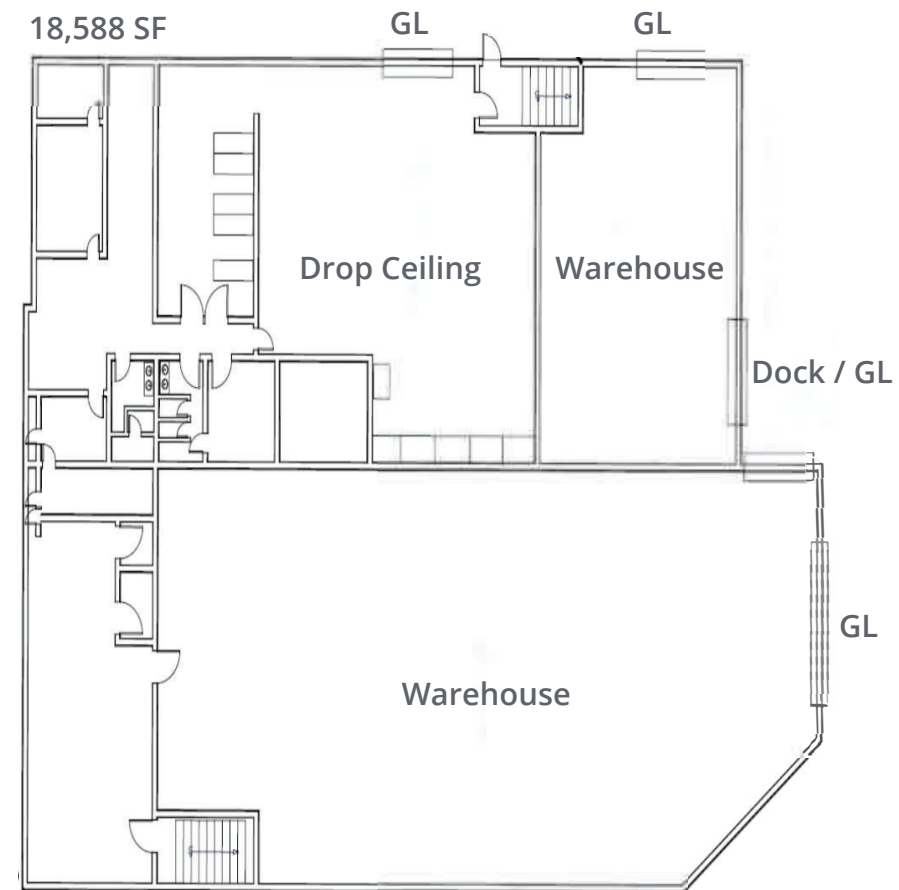
With immediate access to major thoroughfares,  
this industrial/flex building is the ideal location for a  
corporate headquarters.

## Floor Plan 26,548 SF

Second Floor Office  
7,960 SF



First Floor  
18,588 SF



# Demising Options

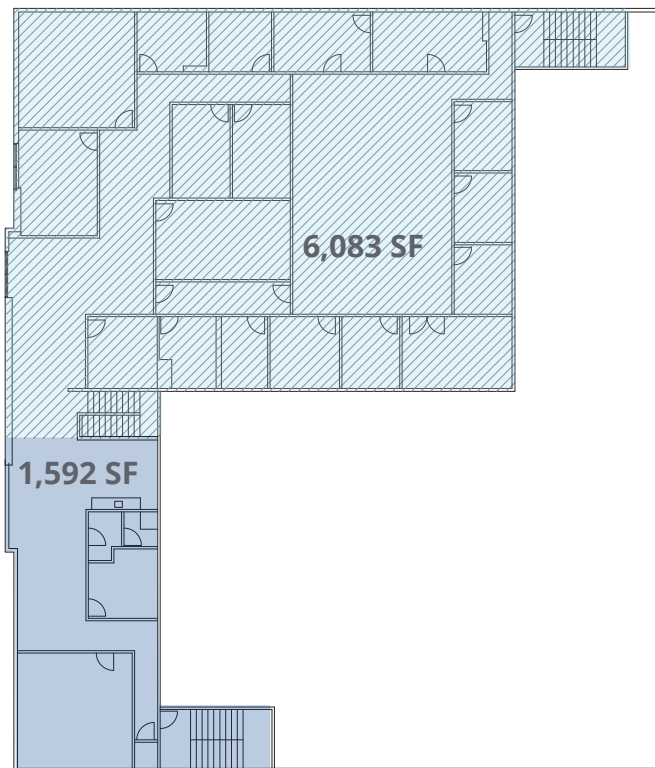
11,187 SF / 15,361 SF / 26,548 SF

Suite A  15,361 SF  
45% Office; 30% drop ceiling production; 25% high bay warehouse

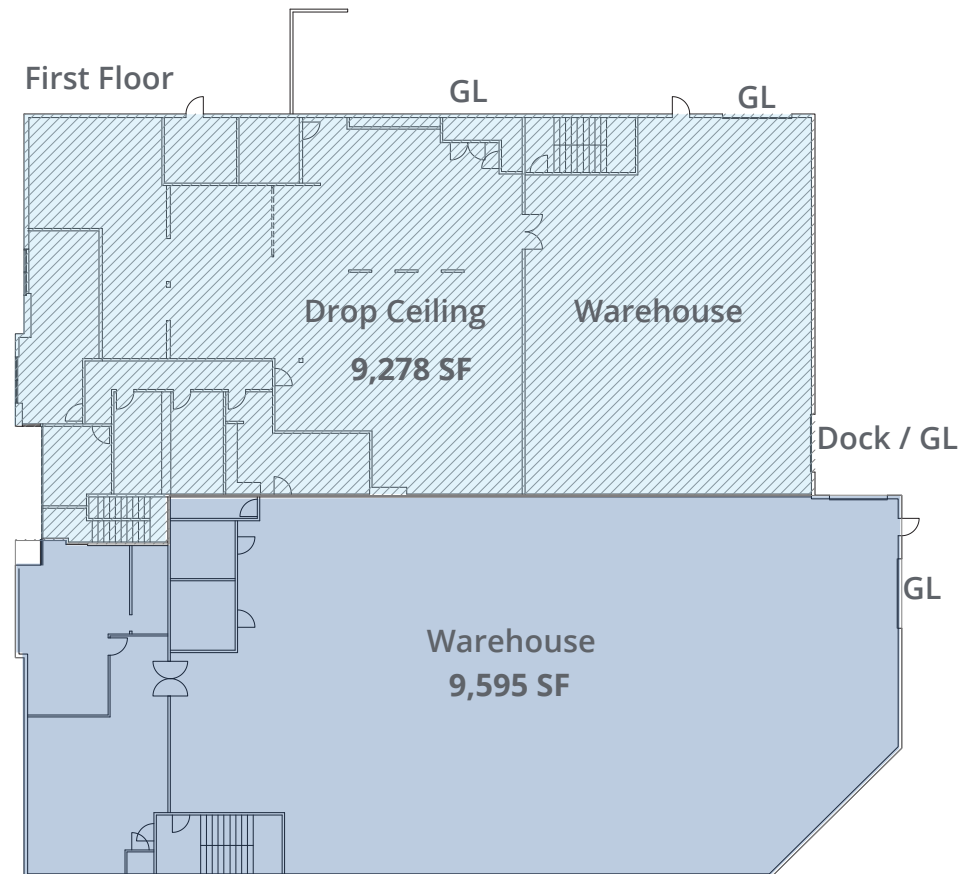
Suite B  11,187 SF  
15% office; 85% high bay warehouse

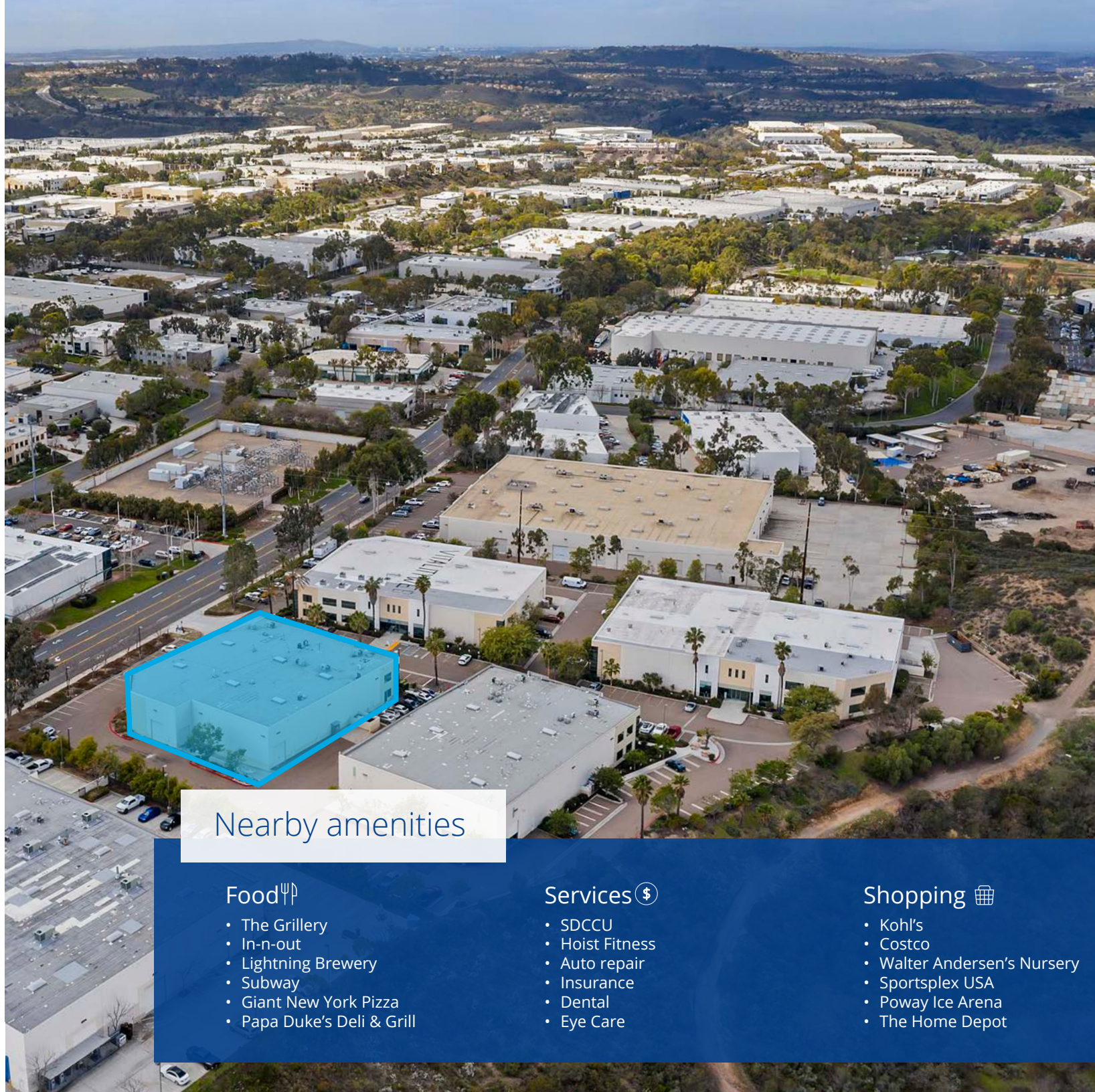
**Total Building 26,548 SF**

Second Floor Office



First Floor





## Nearby amenities

### Food 🍴

- The Grillery
- In-n-out
- Lightning Brewery
- Subway
- Giant New York Pizza
- Papa Duke's Deli & Grill

### Services 💰

- SDCCU
- Hoist Fitness
- Auto repair
- Insurance
- Dental
- Eye Care

### Shopping 🛒

- Kohl's
- Costco
- Walter Andersen's Nursery
- Sportsplex USA
- Poway Ice Arena
- The Home Depot

The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue rounded rectangle with a yellow and red horizontal stripe at the bottom.

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A photograph of a modern, two-story office building with a light beige facade and large glass windows. A tall palm tree stands in the foreground, and several other palm trees are visible along the building's length. The sky is blue with some clouds. The building number "13880" is visible on the corner.

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