

17,166 SF INDUSTRIAL/WAREHOUSE BUILDING FOR SUBLEASE



12778 BROOKPRINTER PLACE

RYAN DOWNING, SIOR

Direct: 858.546.5416

ryan.downing@cushwake.com

CA Lic. 01955032

EVAN CASSOLATO

Direct: 858.546.5473

evan.cassolato@cushwake.com

CA Lic. 02055707



12830 El Camino Real, Suite 100 | San Diego, CA 92130
858.452.6500 | 858.630.6320 | cushmanwakefield.com

12778

BROOKPRINTER PLACE



Located in Poway, CA



±17,166 SF Freestanding Building



25% office & production / 75% warehouse



1 Grade Level Loading Door &
1 Dock High Position



24' Warehouse Clearance



27 Parking Spaces
(additional 25 spaces potentially available)



800 Amps/120-208V
(potentially expandable)



Sprinklers & Skylights



Excess Yard with Storage



Flexible Sublease Term



Lease Rate: \$1.40 PSF/Month NNN
(NNNs=\$0.25 PSF)



©Cushman & Wakefield. All rights reserved. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S).

FEATURES

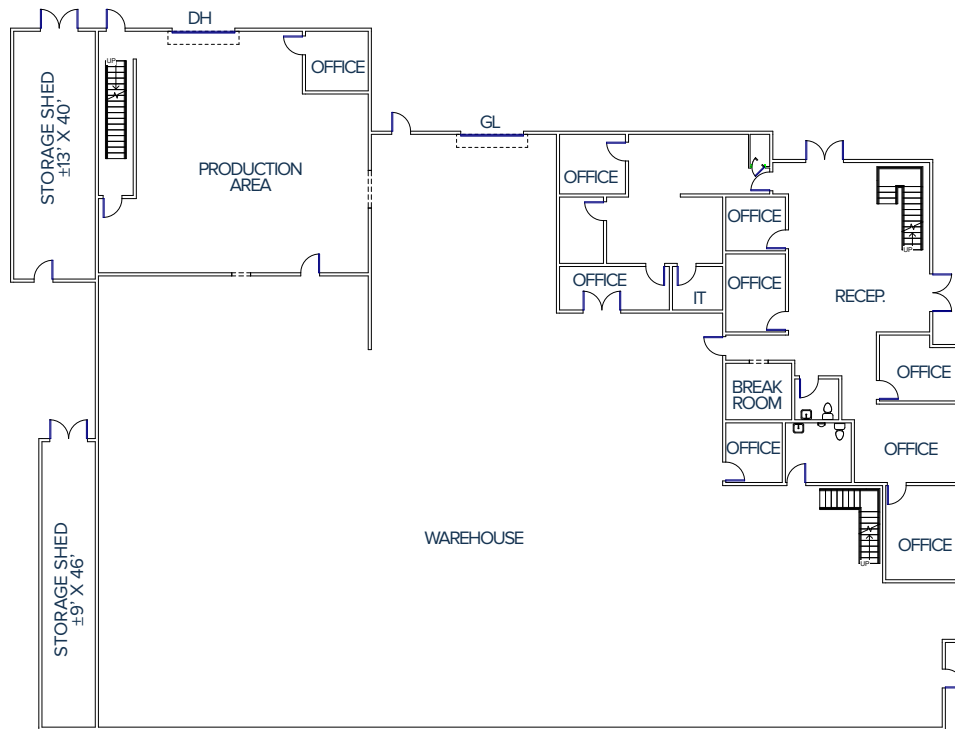


±17,166 Square Feet Available For Sublease
with Flexible Term

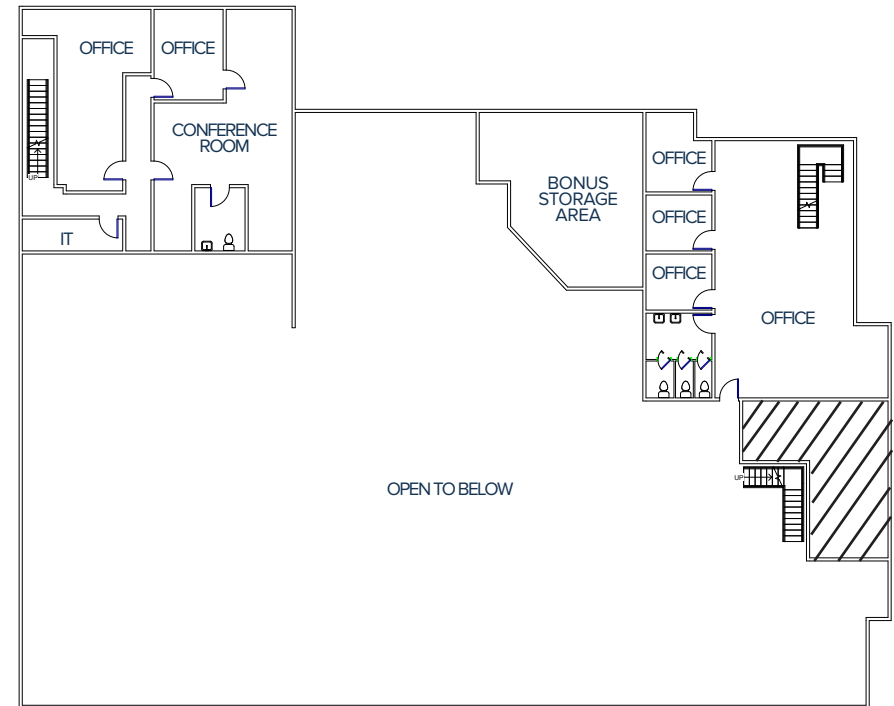
12778

BROOKPRINTER PLACE

AS-BUILT FLOOR PLAN



FIRST FLOOR

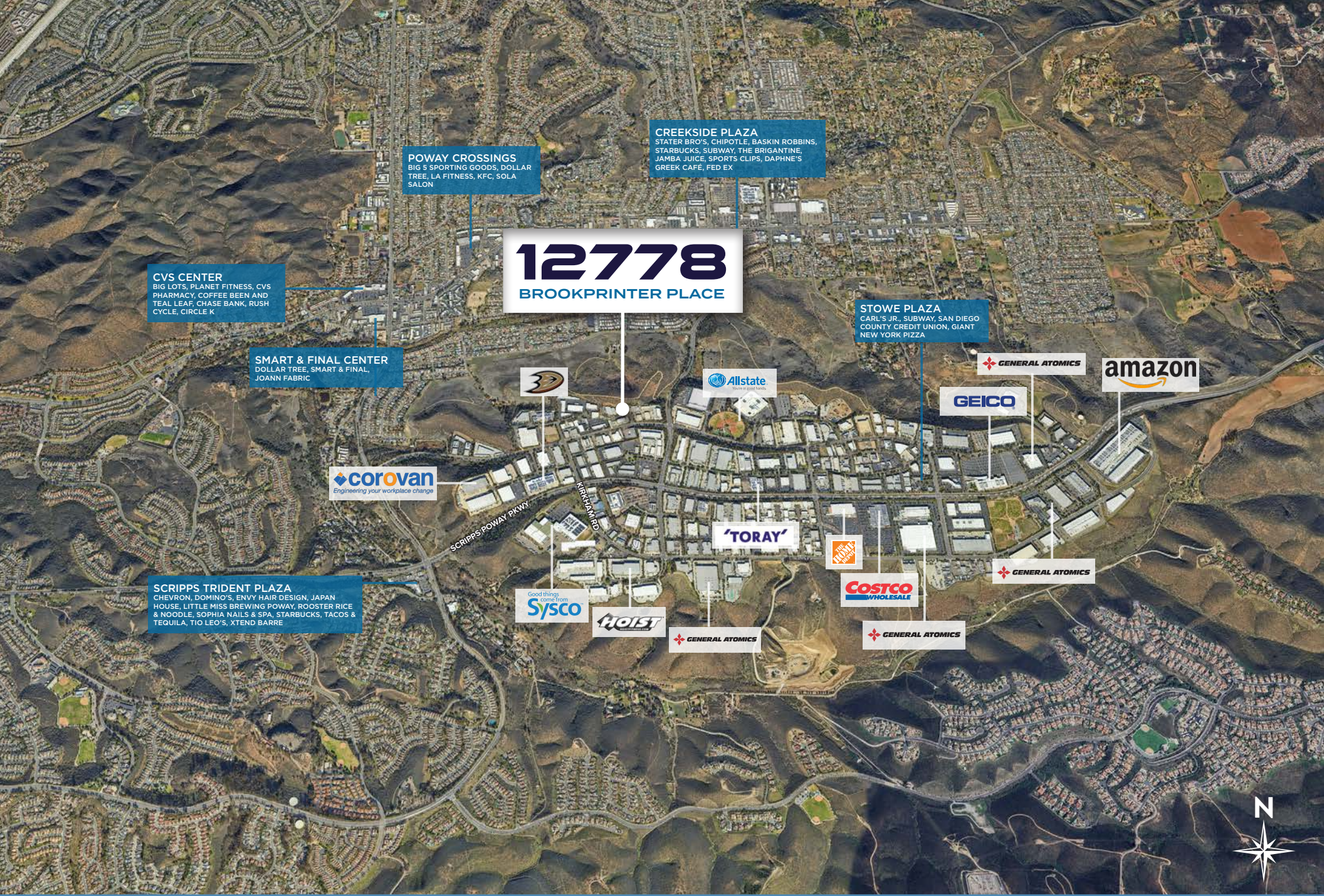


SECOND FLOOR

FLOOR PLAN



Lease Rate: \$1.40 PSF/Month NNN
(NNNs=\$0.25 PSF)



POWAY CROSSINGS
BIG 5 SPORTING GOODS, DOLLAR TREE, LA FITNESS, KFC, SOLA SALON

CREEKSIDE PLAZA
STATLER BROS, CHIPOTLE, BASKIN ROBBINS, STARBUCKS, SUBWAY, THE BRIGANTINE, JAMBA JUICE, SPORTS CLIPS, DAPHNE'S GREEK CAFE, FED EX

CVS CENTER
BIG LOTS, PLANET FITNESS, CVS PHARMACY, COFFEE BEEN AND TEAL LEAF, CHASE BANK, RUSH CYCLE, CIRCLE K

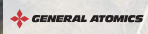
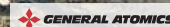
SMART & FINAL CENTER
DOLLAR TREE, SMART & FINAL, JOANN FABRIC

12778
BROOKPRINTER PLACE

STOWE PLAZA
CARL'S JR., SUBWAY, SAN DIEGO COUNTY CREDIT UNION, GIANT NEW YORK PIZZA

corovan
Engineering your workplace change

SCRIPPS TRIDENT PLAZA
CHEVRON, DOMINO'S, ENVY HAIR DESIGN, JAPAN HOUSE, LITTLE MISS BREWING POWAY, ROOSTER RICE & NOODLE, SOPHIA NAILS & SPA, STARBUCKS, TACOS & TEQUILA, TIO LEO'S, XTEND BARRE



LOCATION



Central Poway Location with Nearby Amenities



12778 BROOKPRINTER PLACE

RYAN DOWNING, SIOR

Direct: 858.546.5416

ryan.downing@cushwake.com

CA Lic. 01955032

EVAN CASSOLATO

Direct: 858.546.5473

evan.cassolato@cushwake.com

CA Lic. 02055707



**CUSHMAN &
WAKEFIELD**

12830 El Camino Real, Suite 100 | San Diego, CA 92130

858.452.6500 | 858.630.6320 | cushmanwakefield.com