

# FOR SALE

**\$1,150,000 (\$120.28/SF)**

**12525 KIRKHAM CT**

**POWAY, CA**



**VENTURE PACIFIC  
COMMERCIAL SERVICES**

**JASON LIPOVSKY**  
**B 858-538-7774**  
**F 858-764-2810**

All information contained herein is obtained from the sourced deemed to be reliable.  
However, this information is not guaranteed and should be verified. DRE #01443834

[JASON@VENTURE-PACIFIC.NET](mailto:JASON@VENTURE-PACIFIC.NET)

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## DESCRIPTION

**BANK OWNED INDUSTRIAL OPPORTUNITY!!** This freestanding industrial building is situated at a hard corner in the Pomerado Business Park. The approximately 9,561 square foot building is comprised of nine separate offices, two bathrooms, reception and kitchen, totaling to approximately 3,510 square feet, attached to an expansive warehouse/manufacturing space positioned on top of an approximately 25,265 square foot parcel. Additionally this property features eight skylights, two grade level roll up doors, a sprinkler system, a fully enclosed approximately 3,485 square foot yard with rolling gate, seventeen parking spaces, and one trash enclosure. The industrial zoning can support a wide array of uses including manufacturing, storage, distribution, and more. The site is located within close proximity to Interstate 15 and Highway 56, which connects Poway to the rest of San Diego County. Opportunities such as this rarely come available in Poway!

## PROPERTY SPECIFICS

<b>APN:</b>	<b>317-225-10-00</b>
<b>Year Built:</b>	<b>1991</b>
<b>Zoning:</b>	<b>PC-7-LI (Light Industrial)</b>
<b>Offices:</b>	<b>9</b>
<b>Building Size:</b>	<b>9,561 Square Feet (approximate)</b>
<b>Office Build Outs:</b>	<b>3,510 Square Feet (approximate)</b>
<b>Lot Size:</b>	<b>25,265 Square Feet (approximate)</b>
<b>Enclosed Exterior Yard:</b>	<b>3,485 Square Feet (approximate)</b>
<b>Roll Up Door:</b>	<b>2 Grade Level —14' H X 12' W</b>
<b>Parking Spaces:</b>	<b>17</b>
<b>Clear Ceiling Height:</b>	<b>14 Ft</b>
<b>Restrooms:</b>	<b>2—ADA compliant</b>
<b>Skylights:</b>	<b>8</b>

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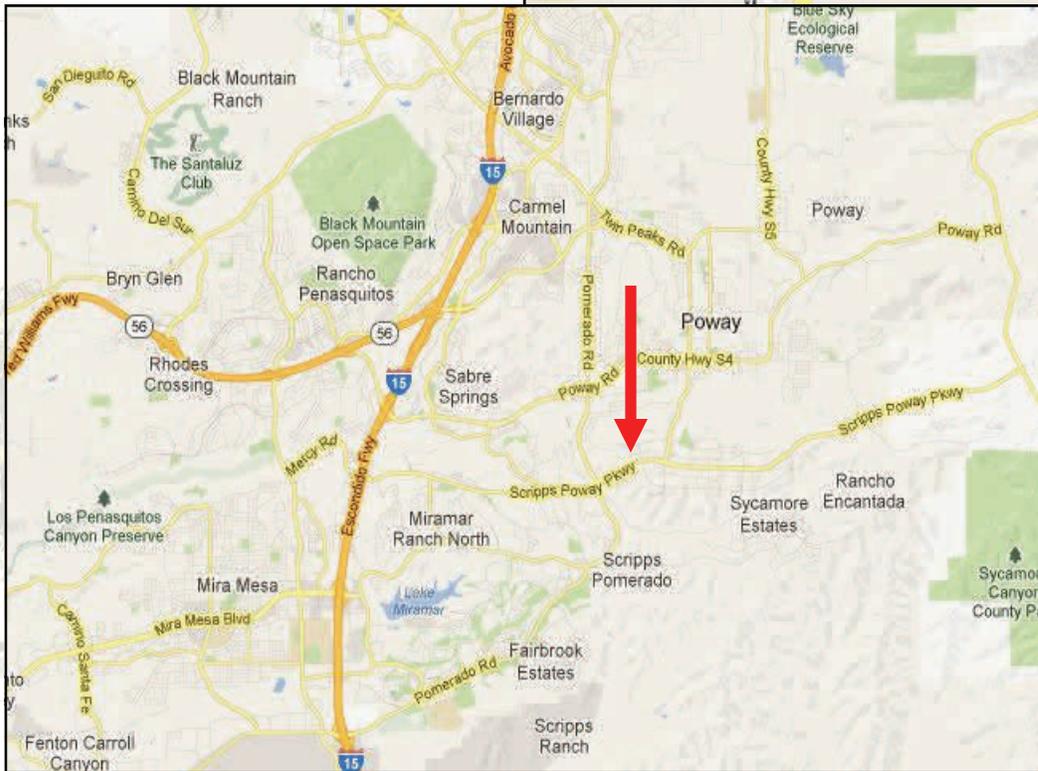
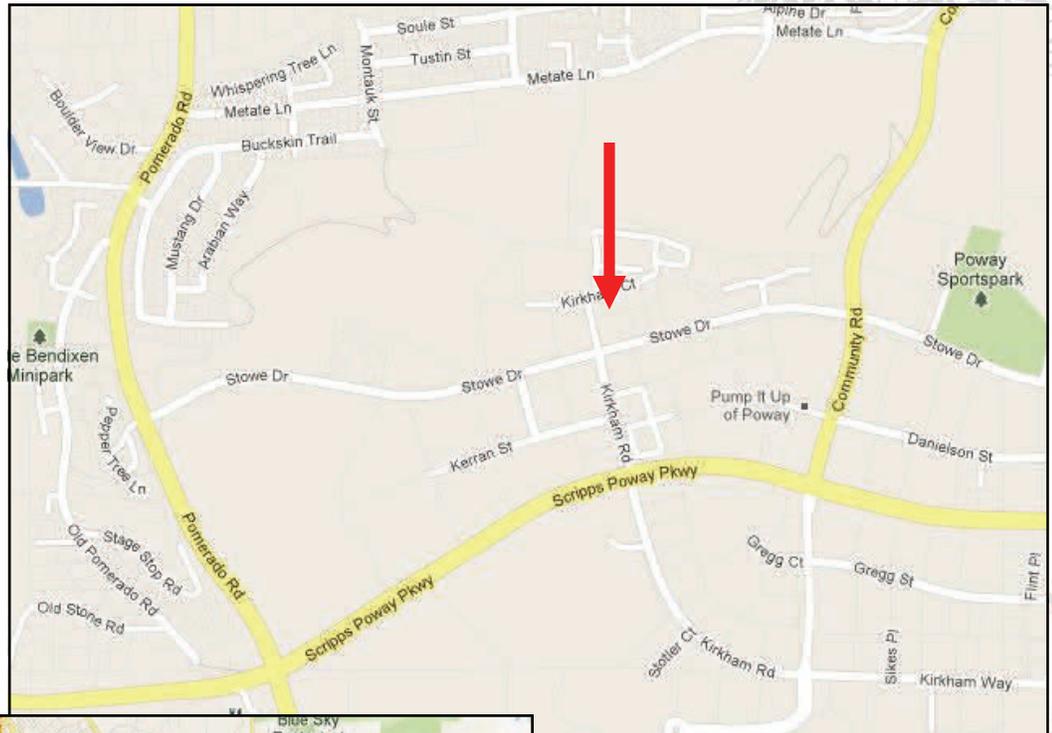
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### MAPS



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## BIRD'S EYE VIEW



## AERIAL VIEW



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