

# COMMUNITY BUSINESS PARK

12720 - 12860 DANIELSON COURT ♦ POWAY, CALIFORNIA 92064



NEOLOGY SYMBIO  
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STM GOODS  
ELEMENT CASE  
CELLIPONT BIOSERVICES  
12720-12860  
Rexford Industrial

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Rexford Industrial

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## PROPERTY OVERVIEW

### COMMUNITY BUSINESS PARK

- ◆ Six Multi-Tenant Flex Industrial buildings
- ◆ Efficient mix of R&D and industrial space
- ◆ ±12' Grade level roll-up doors
- ◆ Shared dock well
- ◆ Fire sprinklers
- ◆ ±3.5/1,000 parking
- ◆ 100% concrete driveway area
- ◆ ±20'-22' clear height

## AVAILABILITY

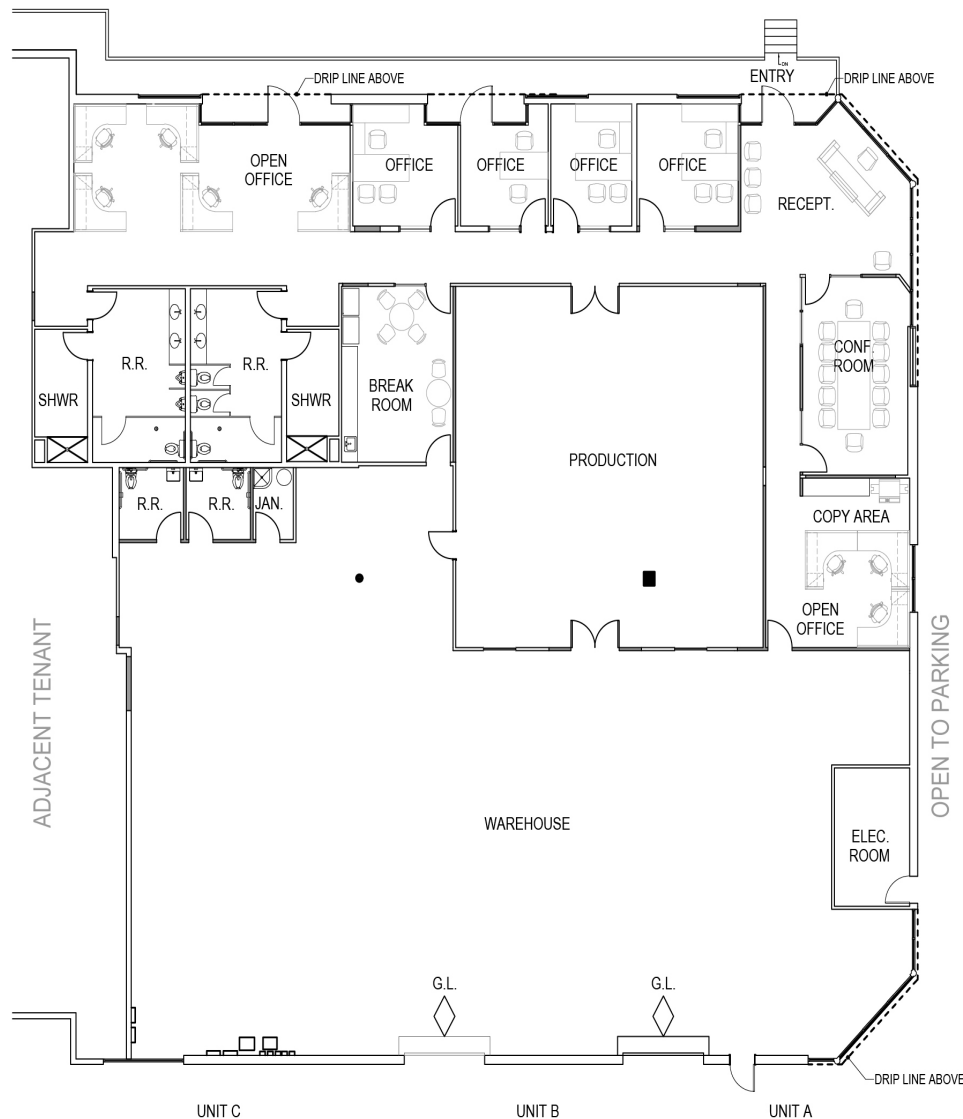
| BLDG NO.             | SUITE NO. | SQ. FT.    |
|----------------------|-----------|------------|
| 12760                | A - C     | ±11,073 SF |
| 12840<br>- divisible | A - C     | ±10,391 SF |
| - divisible          | A         | ±2,998 SF  |
| - divisible          | B-C       | ±7,393 SF  |

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## SUITE A-C

±11,073 SF



## AVAILABILITY

### ADDRESS

12760 Danielson Court

### SUITE

A - C

### SIZE

±11,073 SF

### RATE

\$1.60 NNN  
(Estimated NNN = ±\$0.38 PSF)

### % IMPROVED / OFFICE

±35% Office / ±15% Production  
±50% Warehouse

### AVAILABILITY DATE

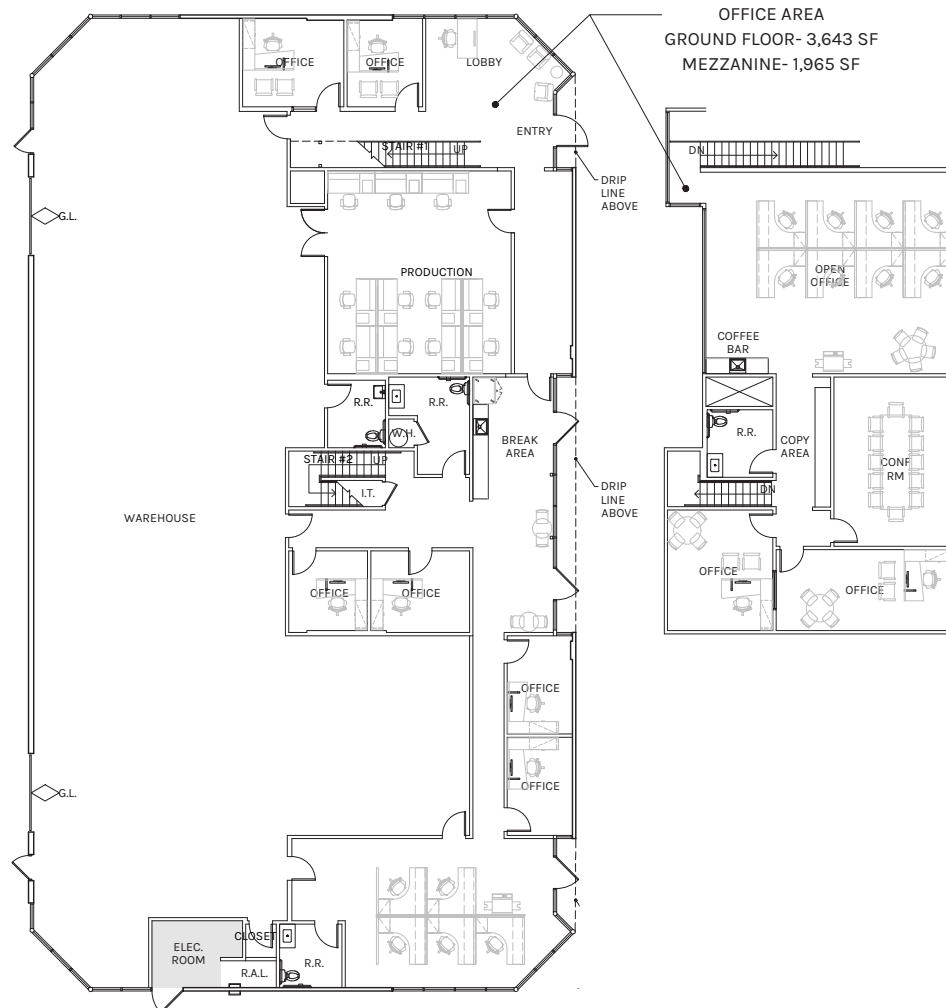
12/1/2025

# COMMUNITY BUSINESS PARK

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## SUITES A - C

±10,391 SF



## AVAILABILITY

### ADDRESS

12840 Danielson Court

### SUITE

A - C

### SIZE

±10,391 SF

### RATE

\$1.60 NNN  
(Estimated NNN = ±\$0.39 PSF)

### % IMPROVED / OFFICE

± 50% Office/Production  
± 50% Warehouse

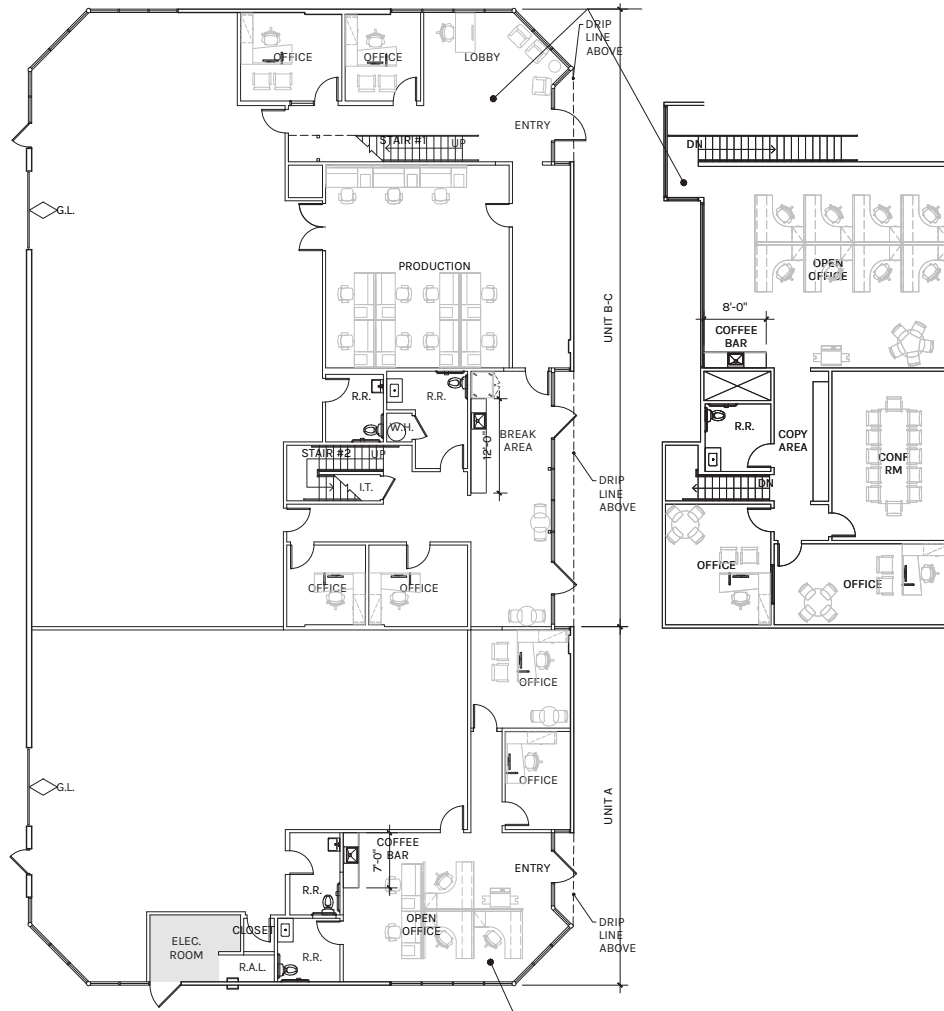
### AVAILABILITY DATE

1/1/2026 (As-is)

# COMMUNITY BUSINESS PARK

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## SUITES A & B-C



## AVAILABILITY

### ADDRESS

12840 Danielson Court

### SUITE

A & B-C

### SIZE

Suite A: ±2,998 SF

Suites B-C: ±7,393 SF

### RATE

\$1.60 NNN

(Estimated NNN = ±\$0.39 PSF)

### % IMPROVED / OFFICE

Suite A: ± 30% Office / 70% Warehouse

Suites B - C ± 60% Office / Production  
40% Warehouse

### AVAILABILITY DATE

1/1/2026 (As-is)

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