

COMMUNITY BUSINESS PARK

12720 - 12860 DANIELSON COURT ♦ POWAY, CALIFORNIA 92064



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

PROMO
1 MONTH FREE PER YEAR OF TERM*
*MINIMUM 3 YEAR TERM
4% FEE TO PROCURING BROKER

Voit
REAL ESTATE SERVICES
Rexford Industrial

COMMUNITY BUSINESS PARK

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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

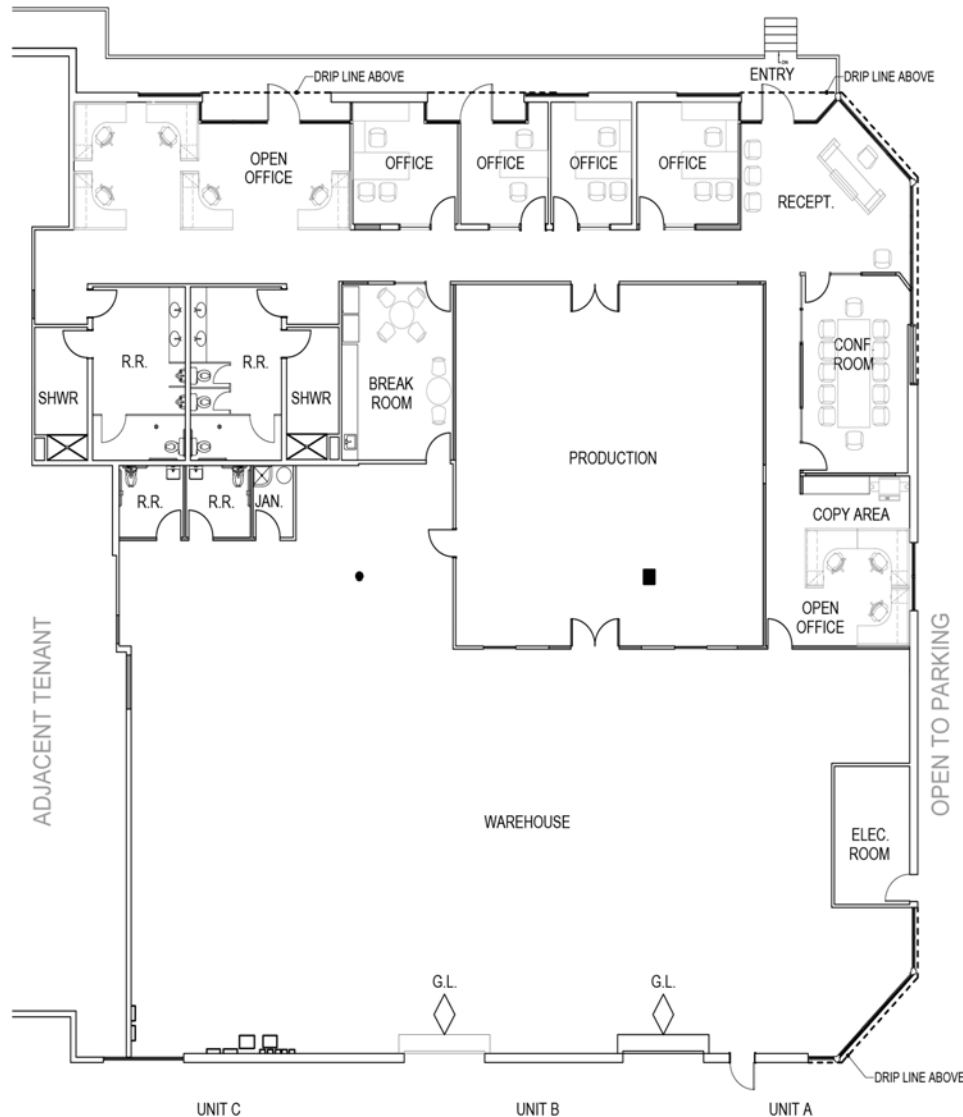
BLDG NO.	SUITE NO.	SQ. FT.
12760	A - C	±11,073 SF
12760	E	±4,257 SF
12840	B-C	±7,393 SF

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SUITE A-C

±11,073 SF



AVAILABILITY

ADDRESS

12760 Danielson Court

SUITE

A - C

SIZE

±11,073 SF

RATE

\$1.50 NNN

(Estimated NNN = ±\$0.39 PSF)

PROMO: 1 month free per year of term*
(*minimum 3 year term)

% IMPROVED / OFFICE

±35% Office / ±15% Production

±50% Warehouse

AVAILABILITY DATE

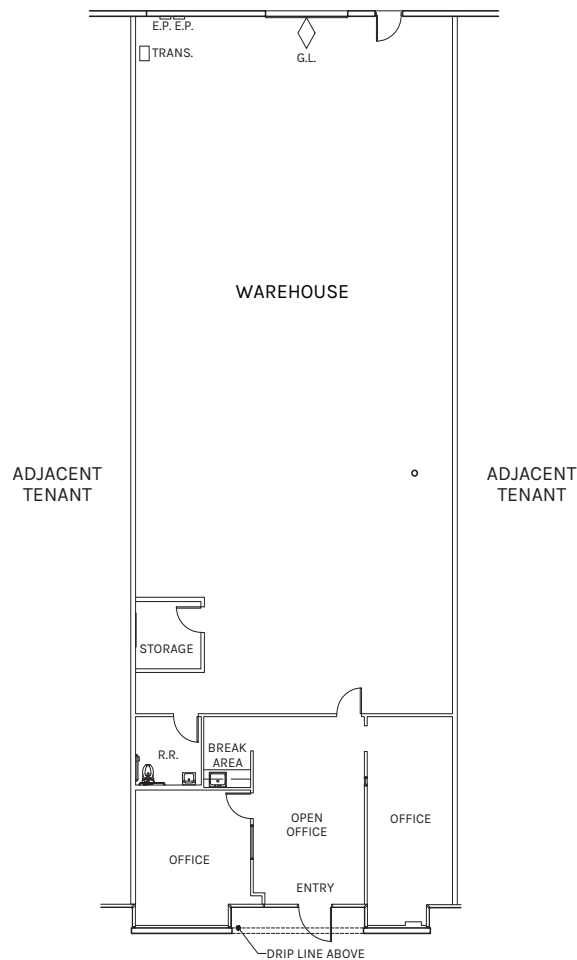
NOW (As-is)

COMMUNITY BUSINESS PARK

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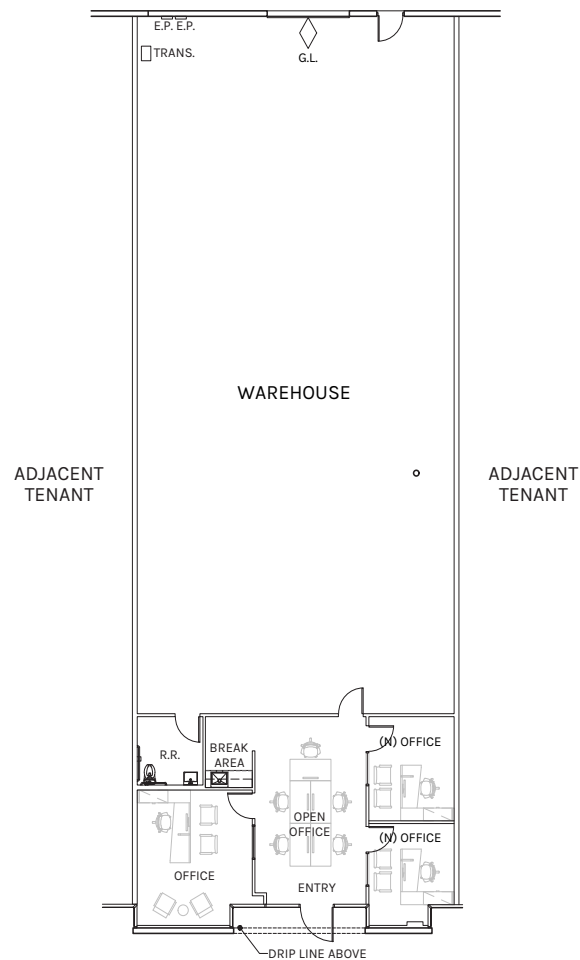
SUITE E

As-Is Plan



SUITE E

Proposed Plan



AVAILABILITY

ADDRESS

12760 Danielson Court

SUITE

E

SIZE

±4,257 SF

RATE

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

PROMO: 1 month free per year of term*
(*minimum 3 year term)

% IMPROVED / OFFICE

±20% Office / ±80% Warehouse

AVAILABILITY DATE

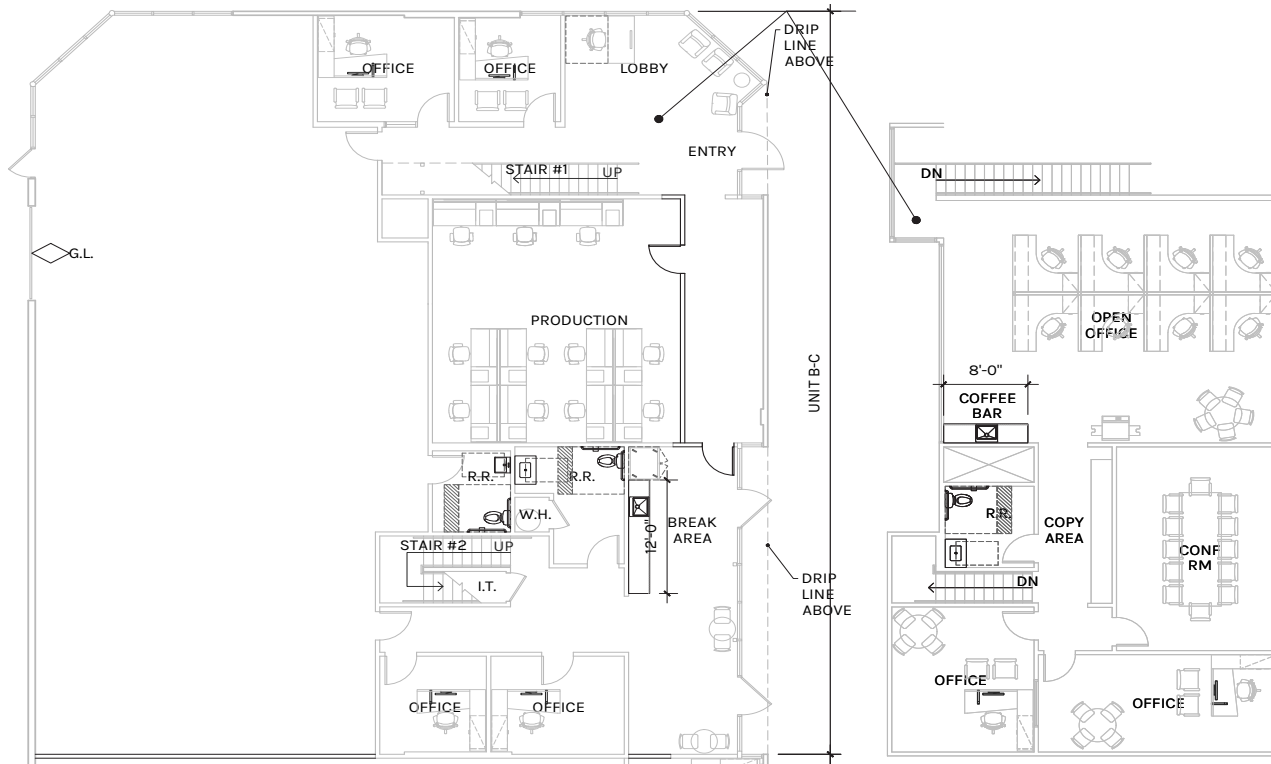
8/1/2026 (As-is plan)

9/1/2026 (Proposed plan)

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SUITES B-C



AVAILABILITY

ADDRESS

12840 Danielson Court

SUITE

B-C

SIZE

SUITES B-C: ±7,393 SF

MEZZANINE: 1,965 SF

GROUND FLR: 2,620 SF

WAREHOUSE: 2,808 SF

RATE

\$1.50 NNN

(Estimated NNN = ±\$0.41 PSF)

PROMO: 1 month free per year of term*
(*minimum 3 year term)

% IMPROVED / OFFICE

± 62% Office / Production ±38%
Warehouse

AVAILABILITY DATE

NOW (As-is)

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Voit
REAL ESTATE SERVICES

**Rexford
Industrial**

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