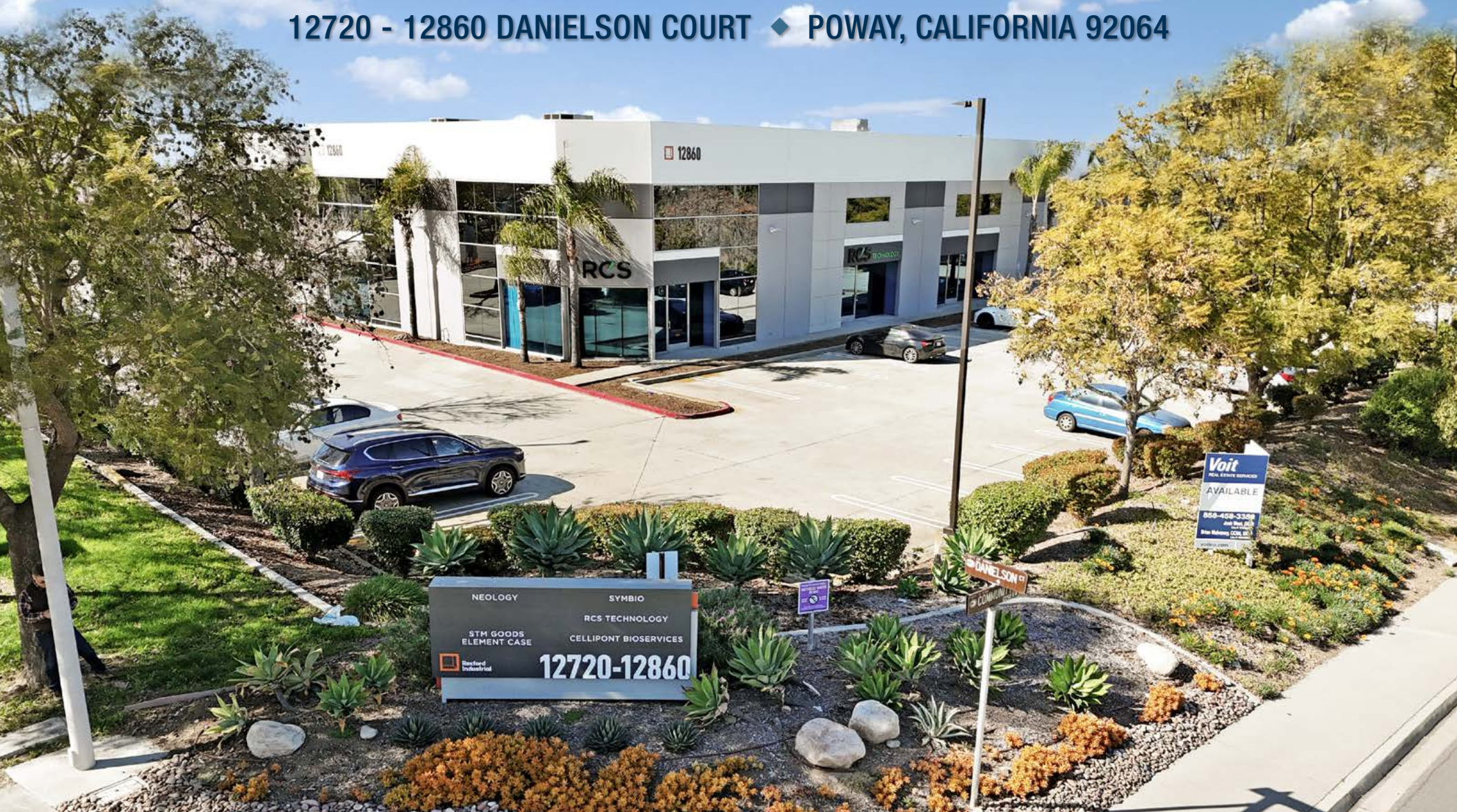


COMMUNITY BUSINESS PARK

12720 - 12860 DANIELSON COURT ♦ POWAY, CALIFORNIA 92064



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

12720 - 12860 DANIELSON COURT ♦ POWAY, CALIFORNIA 92064



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

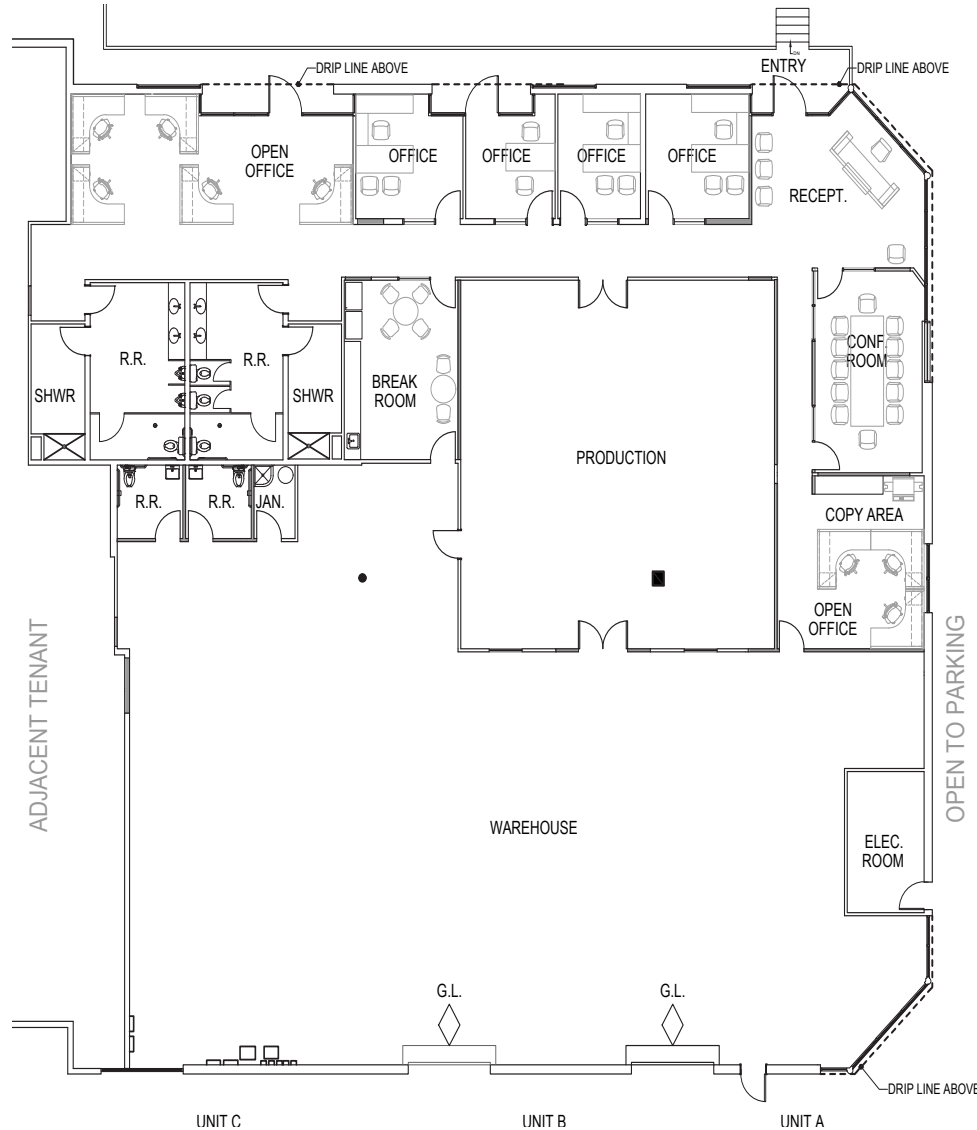
BLDG NO.	SUITE NO.	SQ. FT.
12760	A - C	±11,073 SF
12760	E	±4,257 SF
12840	B-C	±7,393 SF
12860	A	±7,891 SF

COMMUNITY BUSINESS PARK

12720 - 12860 DANIELSON COURT ♦ POWAY, CALIFORNIA 92064

SUITES 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

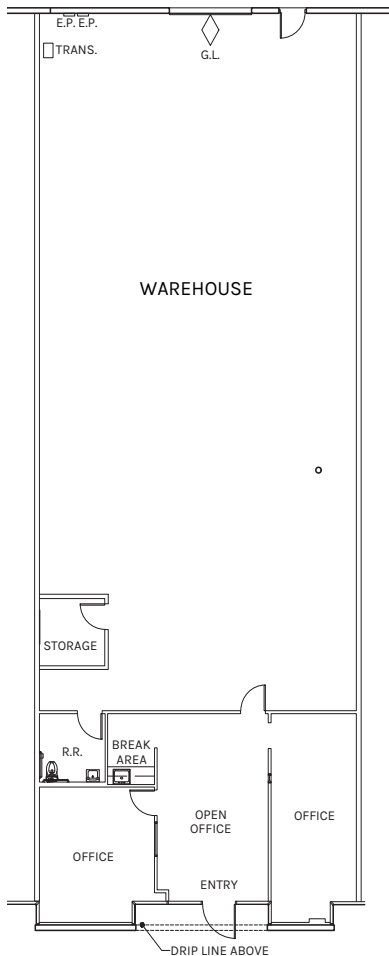
Now (As-is plan)

COMMUNITY BUSINESS PARK

12720 - 12860 DANIELSON COURT ♦ POWAY, CALIFORNIA 92064

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

November 1, 2026 (As-is plan)
December 1, 2026 (Proposed plan)

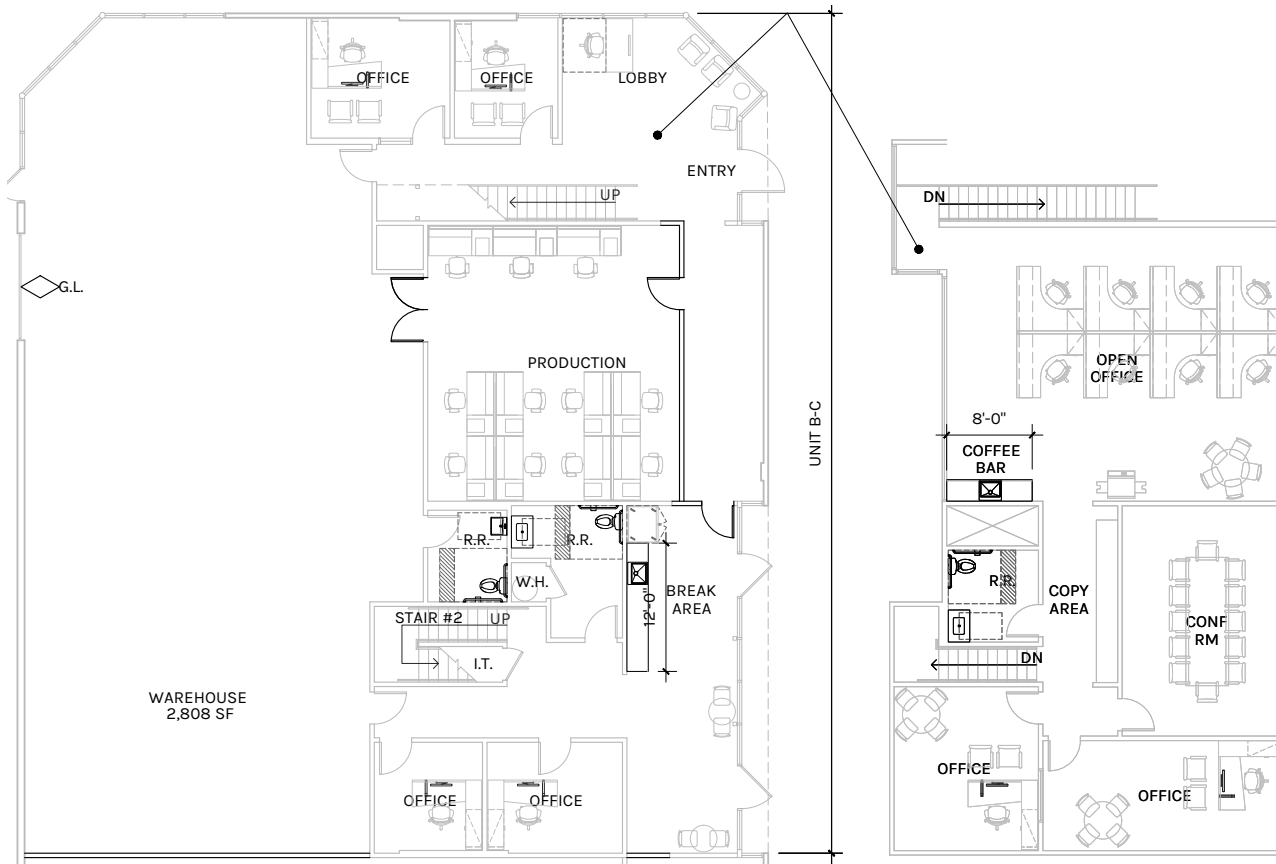
**Racking Available*

COMMUNITY BUSINESS PARK

12720 - 12860 DANIELSON COURT ♦ POWAY, CALIFORNIA 92064

SUITES B-C

±7,393 SF



AVAILABILITY

ADDRESS

12840 Danielson Court

SUITE

B-C

SIZE

±7,393 SF

(Mezzanine: ±1,965 SF; Warehouse: ±2,808 SF;
and Ground Floor: ±2,620 SF)

RATE

\$1.60 NNN

(Estimated NNN = ±\$0.39 PSF)

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

% IMPROVED / OFFICE

±62% Office / Production

±38% Warehouse

AVAILABILITY DATE

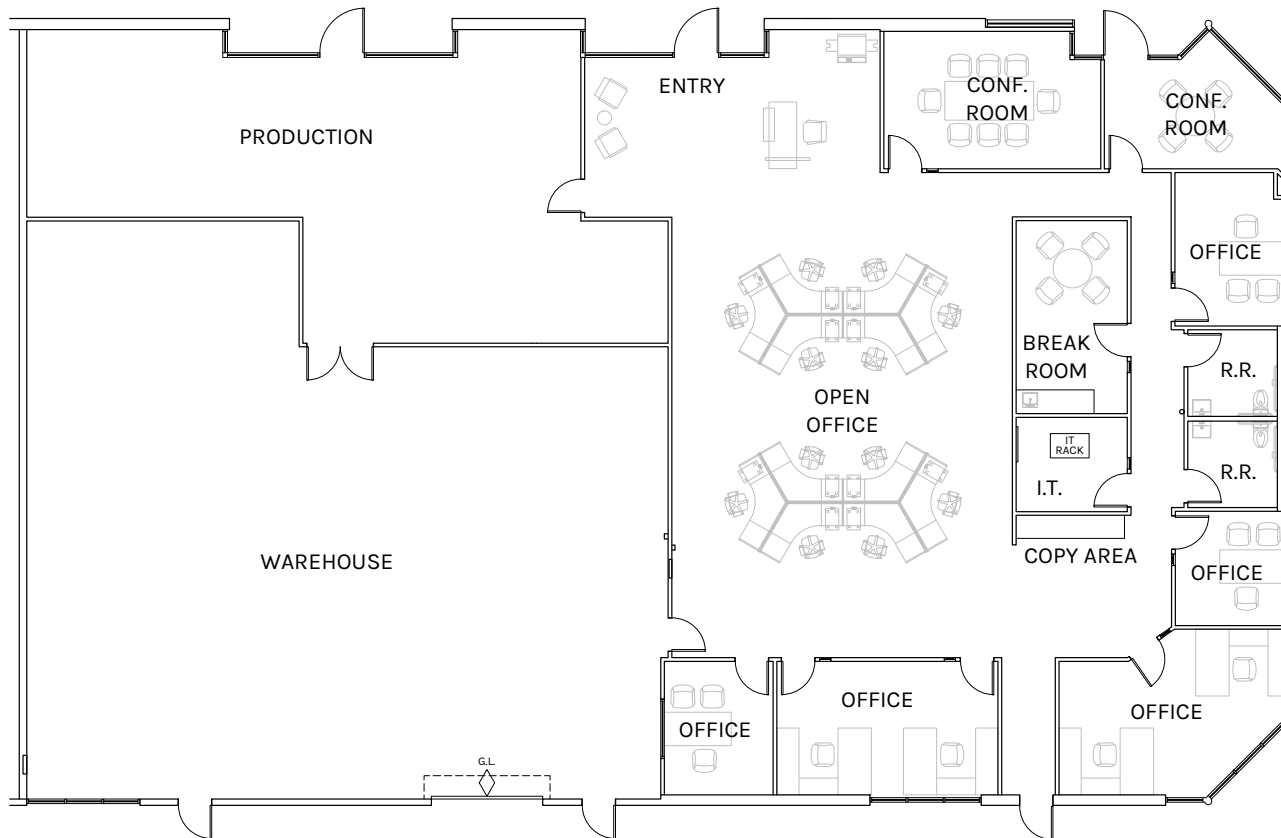
Now (As-is plan)

COMMUNITY BUSINESS PARK

12720 - 12860 DANIELSON COURT ♦ POWAY, CALIFORNIA 92064

SUITES A

±7,891 SF



AVAILABILITY

ADDRESS

12860 Danielson Court

SUITE

A

SIZE

±7,891 SF

(Warehouse: ±2,681 SF; Production: ±1,282 SF;
and Office: ±3,928 SF)

RATE

\$1.60 NNN

(Estimated NNN = ±\$0.39 PSF)

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

% IMPROVED / OFFICE

±60% Office / Production

±40% Warehouse

AVAILABILITY DATE

January 1, 2027 (As-is plan)

COMMUNITY BUSINESS PARK

12720 - 12860 DANIELSON COURT ♦ POWAY, CALIFORNIA 92064



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