



# Bio/GMP Manufacturing Facility for Lease

**888 - 894 INDUSTRIAL ROAD,  
SAN CARLOS, CA**

## Property Highlights

- 13,500 RSF Available- Spring 2026
- Lease Rate: Negotiable
- Biotech / Lab / Pharma / GMP Manufacturing Space
- APN: 046-161-070, 28,529 Sq Ft Land Parcel
- 2 Process / Clean Rooms - Class 10,000 + 100,000 or Grade C (10,000) + D (100,000) with 2 Large Floor Scales
- 1 Microbiology Lab with Purified Water
- Large Autoclave + COP Bath
- 1 Chem Lab with Purified Water
- 2 Fume Hoods
- 2 Private Offices, General Office Area, Server Room & 2 ADA Restrooms
- Power: 1600 Amps 277 / 480 V

- Emergency Stand by Power Generator 208V / 3 Phase 85 KW
- Warehouse with HVAC and Title 24 Lighting
- Large Utility Room with Four Boilers, Water, Air, Pure Steam Generator System, Oxygen & Nitrogen
- 17 Parking Spaces on Site
- Easy Access to Highway 101 via Holly or Whipple
- Near Alexandria Center for Life Science San Carlos Campus
- Cold Room 2-8 Degrees Celsius
- Cooling Towers / Water Chillers, RODI Generators, Waste Equalizer / Neutralizer
- Current Tenant Has Installed Many Tenant Improvement That will be Left in Place or Sold
- Possible Expansion With The Adjacent 16,100 Sf R&D Building For Total Of 29,600 Sf, A Life Science Office + Gmp Cold Storage Space With 60 Parking Stalls

For information, please contact:

### **John M. Weatherby**

*Senior Managing Director*

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m 650-207-1317

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CA RE License #00640295

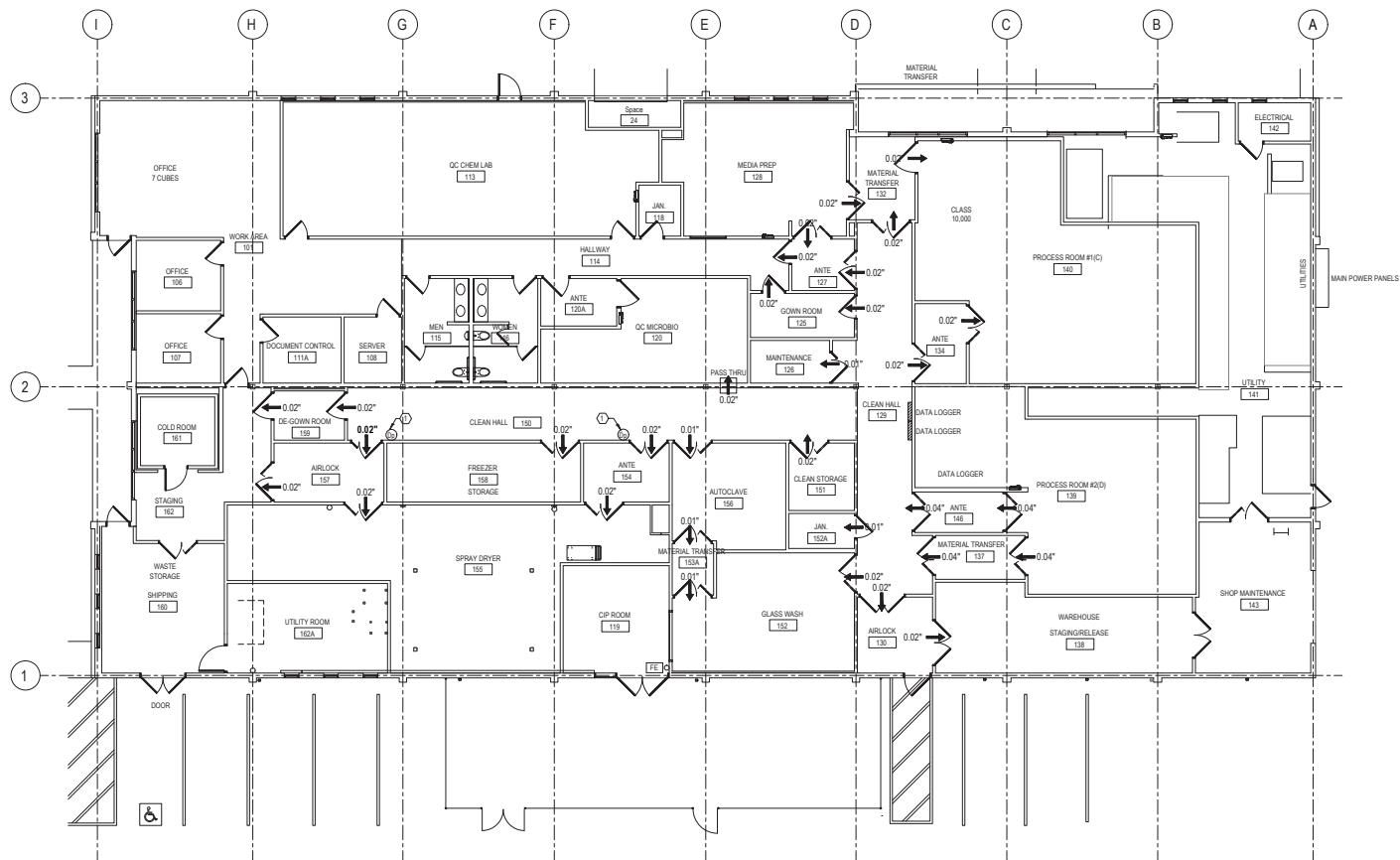
2950 S Delaware St,  
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[nmrk.com](http://nmrk.com)



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Floor Plan - 894 Industrial Road



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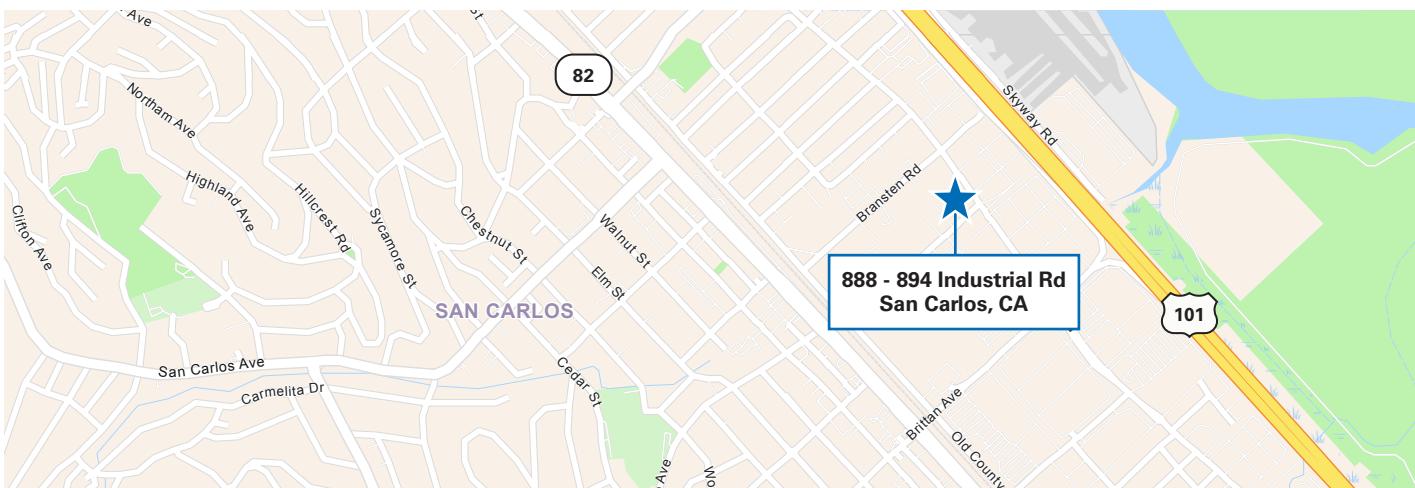
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Former Point Biomedical Manufacturing Facility + Sutro Biopharma Inc



Surrounding Life Science Projects



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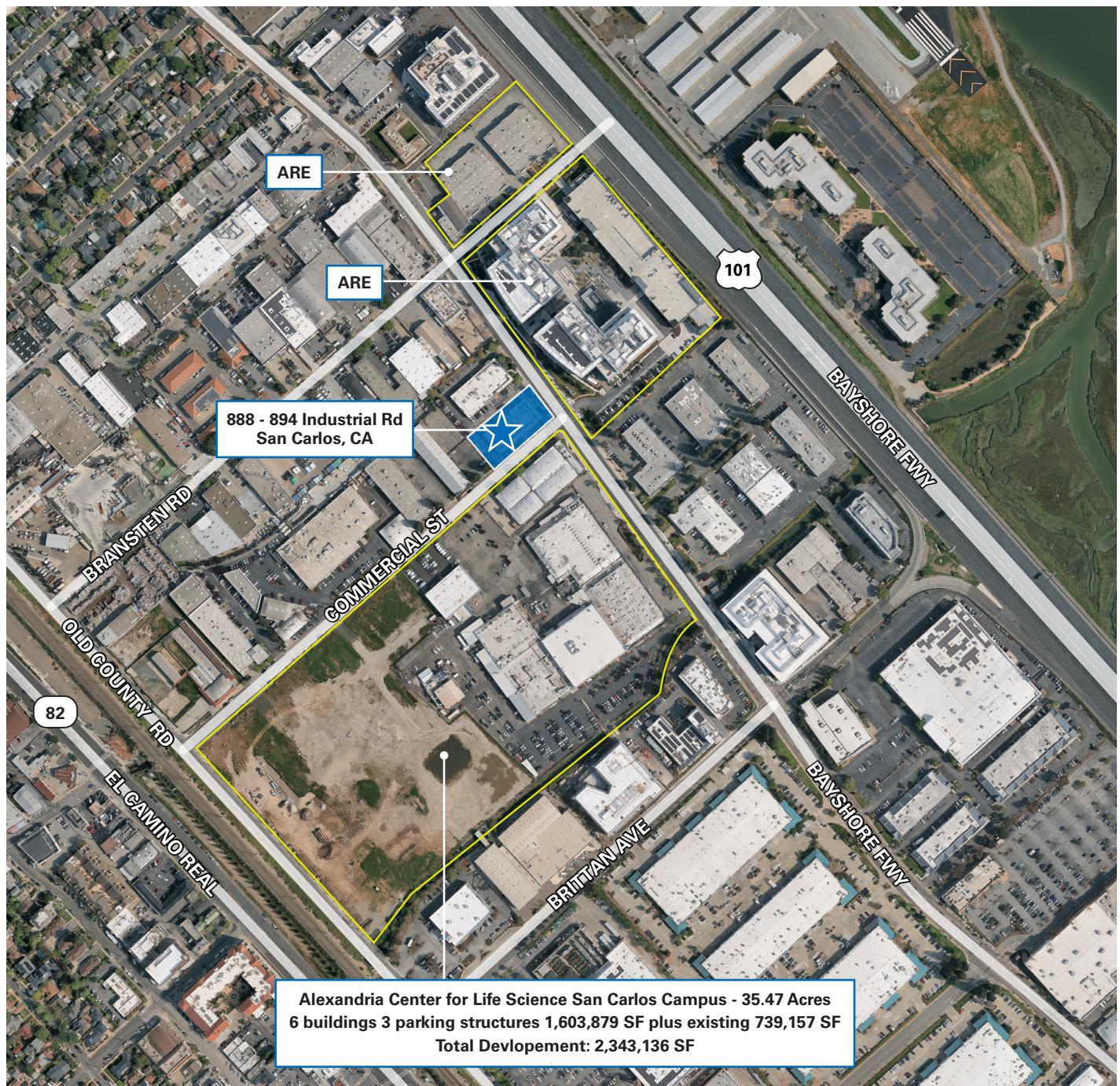


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## Images



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