

# FOR SALE OR LEASE | ±5,788 SF LAB/R&D BUILDING IN SORRENTO MESA

6342 FERRIS SQUARE | SAN DIEGO, CA 92121



**\$1.99/SF NNN**  
**PROMO RATE FOR THE**  
**FIRST 6 MONTHS OF**  
**LEASE TERM\***

\* ON A MINIMUM 3 YEAR LEASE TERM

## **CHRIS DUNCAN, SIOR**

Senior Vice President | 858.458.3307 [Direct]  
Lic. #01324067 | [cduncan@voitco.com](mailto:cduncan@voitco.com)

## **RANDY LaCHANCE**

Executive Vice President | 858.458.3374 [Direct]  
Lic. #00969674 | [rlachance@voitco.com](mailto:rlachance@voitco.com)

# ***Voit***

REAL ESTATE SERVICES

4180 La Jolla Village Dr., Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | [www.voitco.com](http://www.voitco.com)



# FOR SALE OR LEASE | ±5,788 SF LAB/R&D BUILDING IN SORRENTO MESA

6342 FERRIS SQUARE | SAN DIEGO, CA 92121

## BUILDING FEATURES

- ±5,788 SF Lab Building For Lease Located in Sorrento Mesa
- Ready to Use Lab Benches and Fume Hoods
- Two (2) 6' Fume Hoods Available
- Multiple Sinks
- VCT Flooring in Lab Areas
- Shipping, Receiving and Equipment Area with Grade Level Door for Easy Loading Access
- Great Corporate Image Near Sorrento Mesa BioTech Hub
- Quiet Cul-de-Sac Location with Professional Image
- Excellent Access to Interstates 5 and 805
- Available Immediately

LEASE RATE: **\$2.50 NNN (NNN=\$0.42)**

SALE PRICE: **\$2,500,000**



**\$1.99/SF NNN**  
**PROMO RATE FOR THE**  
**FIRST 6 MONTHS OF**  
**LEASE TERM\***

\* ON A MINIMUM 3 YEAR LEASE TERM

# FOR SALE OR LEASE | ±5,788 SF LAB/R&D BUILDING IN SORRENTO MESA

6342 FERRIS SQUARE | SAN DIEGO, CA 92121

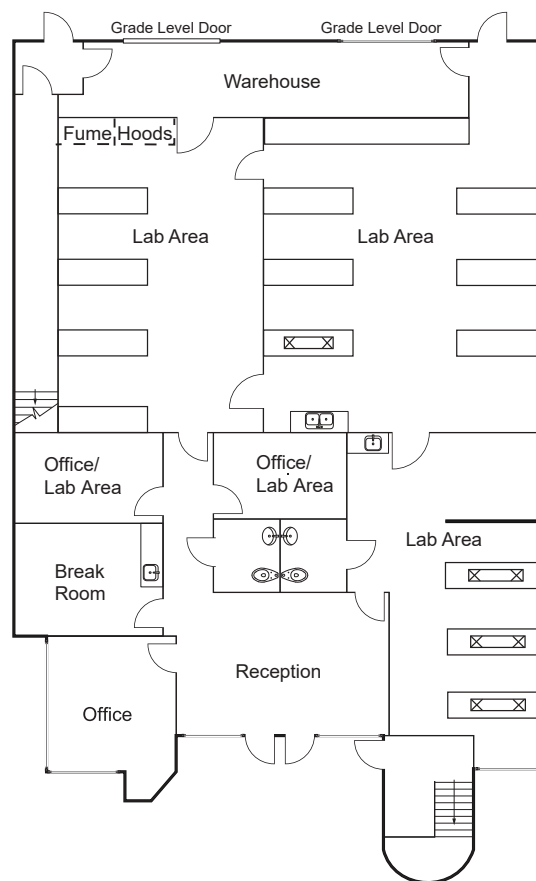
## FLOOR PLAN

6342 FERRIS SQUARE

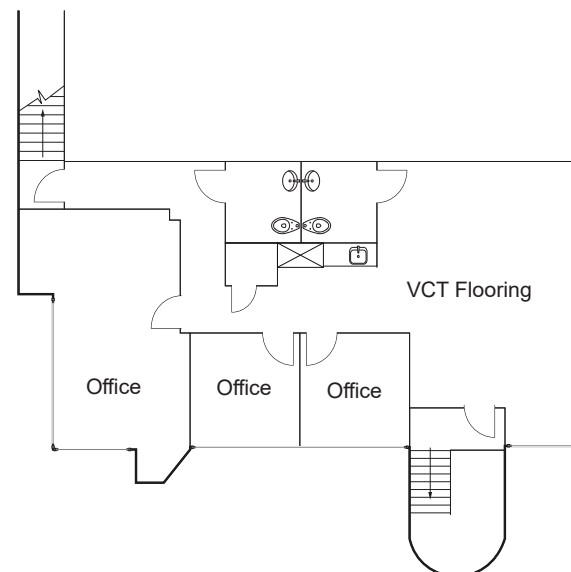
±5,788 SF

### FEATURES

- » ±4,300 SF Ground Floor Lab/R&D Space
- » Approx. 20% Office / 75% Lab / 5% Warehouse
- » ±1,488 SF 2nd Floor Office/Lab Area
- » ±300 SF Warehouse with 2 Grade Level Doors
- » Lab Benches in Place
- » Two (2) 6' Fume Hoods Available
- » Multiple Sinks
- » VCT Flooring in Lab Areas
- » Shipping, Receiving and Equipment Area
- » Available Immediately
- » Lease Rate: \$2.50 NNN (NNN=\$0.42)
- » Sale Price: \$2,500,000



1<sup>ST</sup> FLOOR  
±4,300 SF



2<sup>ND</sup> FLOOR  
±1,488 SF

**\$1.99/SF NNN**  
**PROMO RATE FOR THE**  
**FIRST 6 MONTHS OF**  
**LEASE TERM\***

\* ON A MINIMUM 3 YEAR LEASE TERM

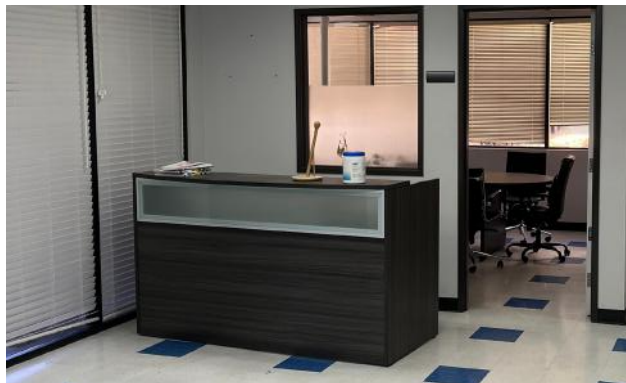
**Voit**

REAL ESTATE SERVICES

# FOR SALE OR LEASE | ±5,788 SF LAB/R&D BUILDING IN SORRENTO MESA

6342 FERRIS SQUARE | SAN DIEGO, CA 92121

## INTERIOR LAB PHOTOS





# FOR SALE OR LEASE | ±5,788 SF LAB/R&D BUILDING IN SORRENTO MESA

6342 FERRIS SQUARE | SAN DIEGO, CA 92121



## CHRIS DUNCAN, SIOR

Senior Vice President | 858.458.3307 [Direct]  
Lic. #01324067 | [cduncan@voitco.com](mailto:cduncan@voitco.com)

## RANDY LaCHANCE

Executive Vice President | 858.458.3374 [Direct]  
Lic. #00969674 | [rlachance@voitco.com](mailto:rlachance@voitco.com)

4180 La Jolla Village Dr., Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | [www.voitco.com](http://www.voitco.com)

Licensed as Real Estate Salespersons by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved. Real People. Real Solutions.® is a registered trademark of Voit Real Estate Services.

# Voit

REAL ESTATE SERVICES