

5791 VAN
ALLEN
WAY

“One-of-a-Kind” Production Ready
cGMP Facility in San Diego County

CARLSBAD, CALIFORNIA

NEWLY BUILT FULL PRODUCTION
cGMP-READY FACILITY

STATE-OF-THE-ART ISO 7/8
CLEANROOMS WITH QC/PD LABS

MASSIVE POWER WITH 2000 KW
BACKUP GENERATOR



Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260

PROPERTY OVERVIEW

At a glance

PROPERTY ADDRESS

5791 Van Allen Way, Carlsbad, CA

PROPERTY DESCRIPTION

Single-tenant life science headquarters

TOTAL SQUARE FEET

±83,984 SF

- First Floor ±67,645 SF
- Mezzanine Office ±16,339 SF

RENOVATED

2022

TOTAL ACRES

5.51 Acres

ZONING

C-M (Office, Light Industrial, R&D)

CLIMATE CONTROLLED

±95% HVAC

POWER

Massive Power (±10,381 AMPS)

CLEAR HEIGHT

32'

PARKING

241 Stalls (2.87/1,000)

GRADE LEVEL LOADING

Loading 2

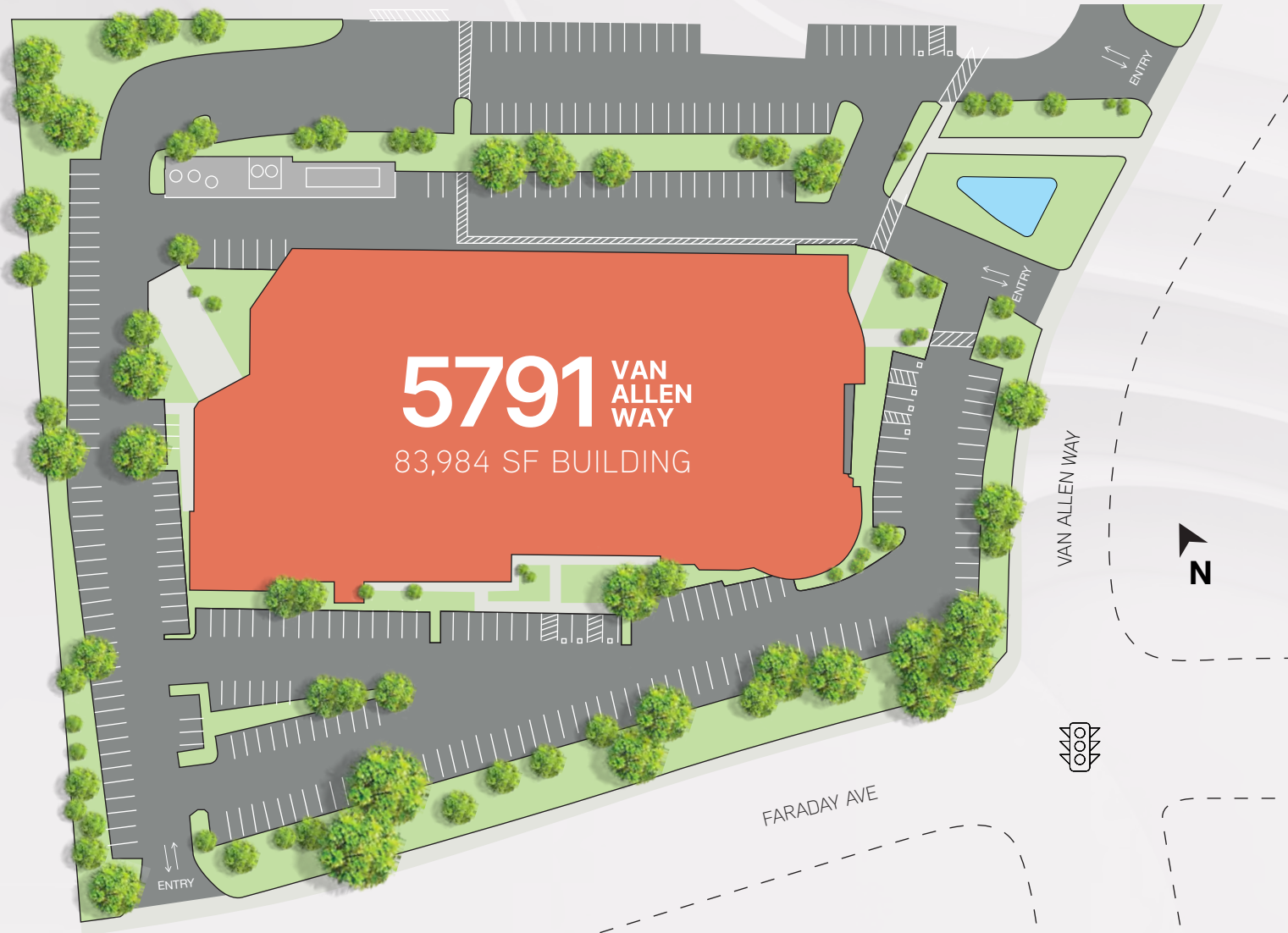
INTERESTED?

Contact brokers to schedule a tour.



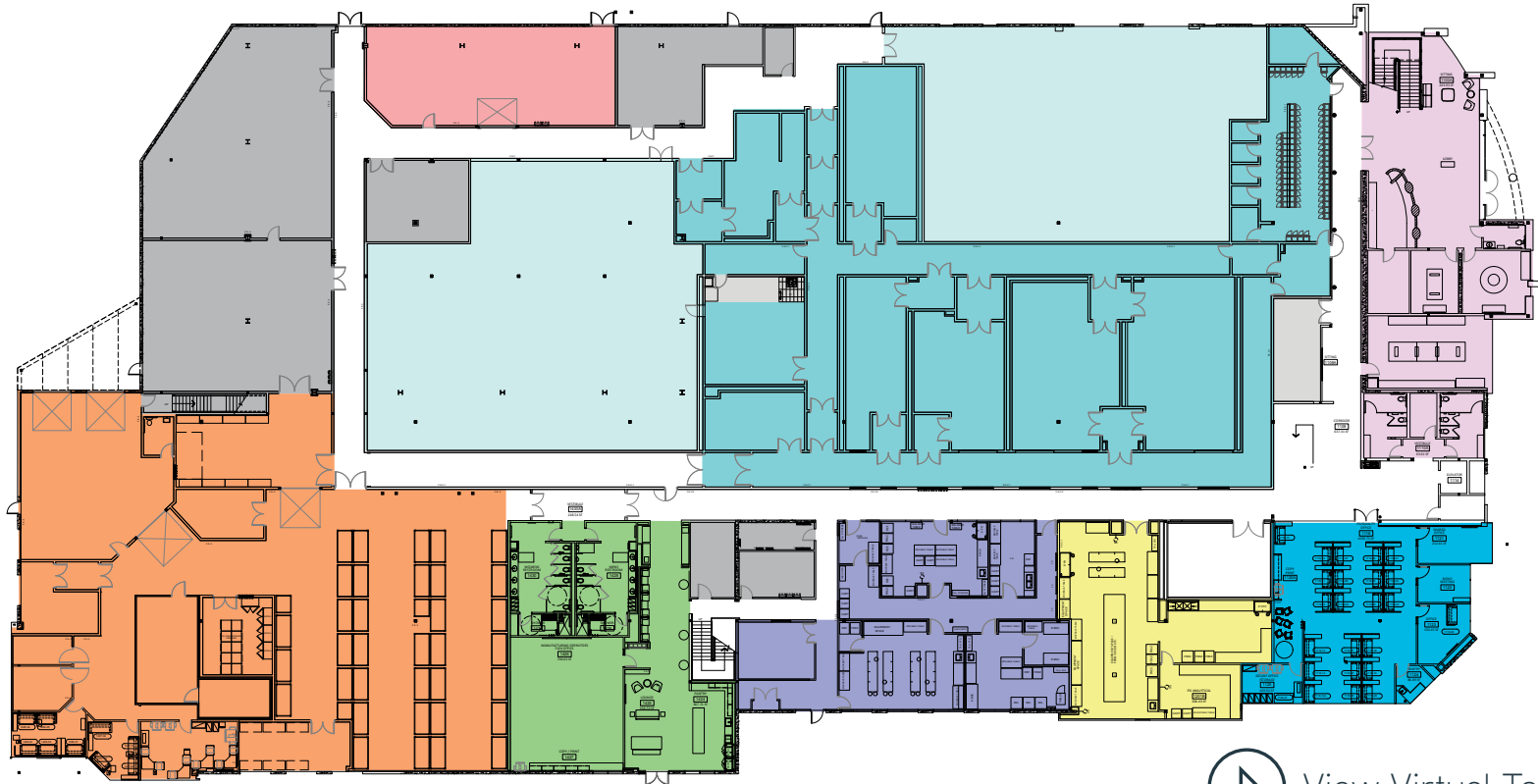
SITE PLAN

The layout



5791 VAN ALLEN WAY, CARLSBAD, CA 92008

Facility Overview



 [View Virtual Tour](#)

HIGHLIGHTS

GMP Facility

- 25,000 sq. ft. WH, Utilities, Amenities
- 14,000 sq. ft. cGMP Clean Rooms
- 3,000 sq. ft. QC Labs
- 1,800 sq. ft. PD/AD Labs

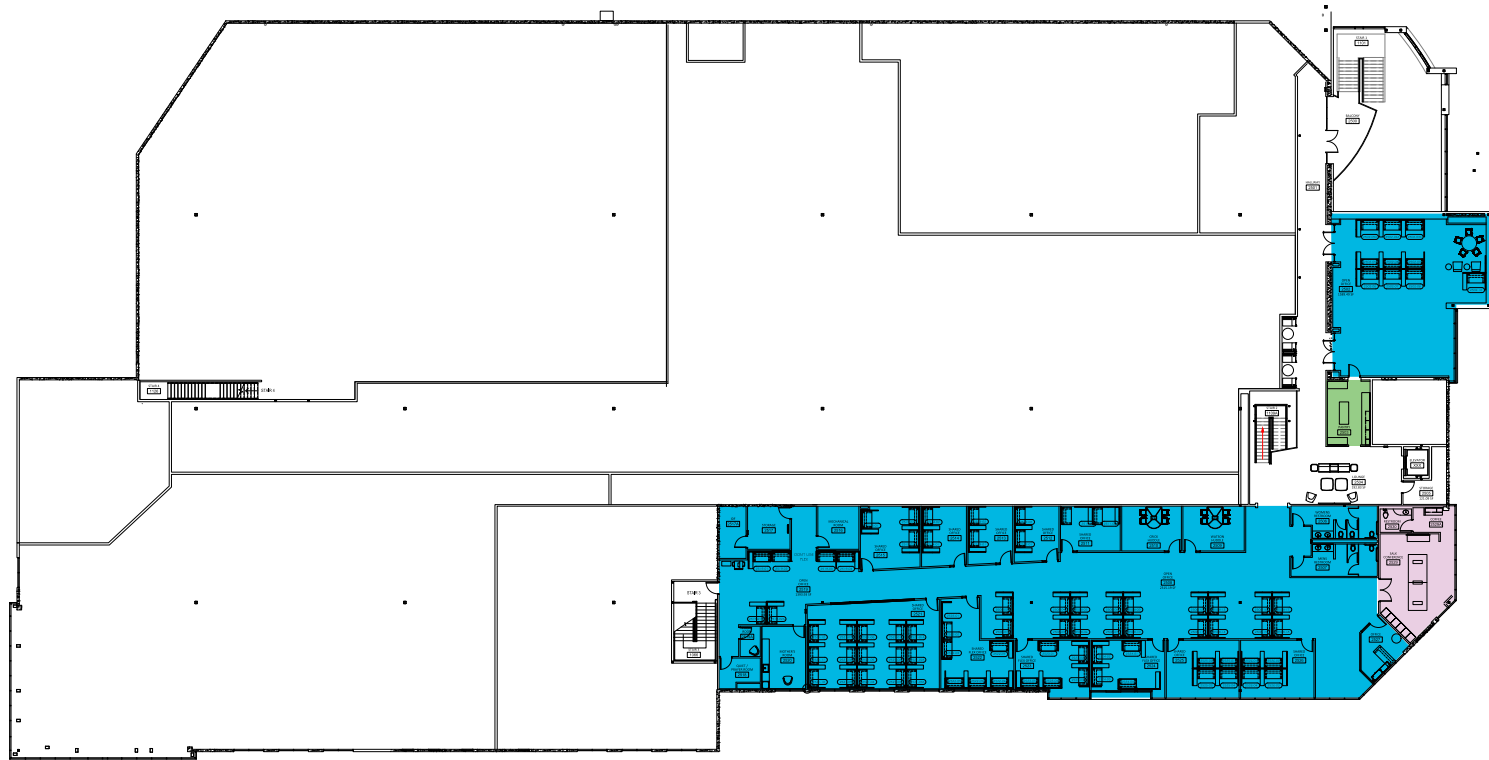
Storage in temperature-controlled GMP warehousing

MAP LEGEND

- | | |
|---|--|
|  Warehouse/Shipping & Receiving |  QC/PD Labs |
|  Manufacturing |  PD Analytical |
|  Expansion Space (Manufacturing) |  Process Utilities/Process Chillers |
|  Break Room & Manufacturing Flex Space |  Lobby & Conference Rooms |
|  Utilities/Electric/IDF Rooms |  Office Space |

FLOOR PLAN

Second Floor



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GMP Production Suites

Support Suites

- Weigh & Dispense
- Buffer/Media Prep
- Wash/Autoclave Rooms

Upstream Suite

- Fermentation equipment
- Harvest equipment

Lysis Suite

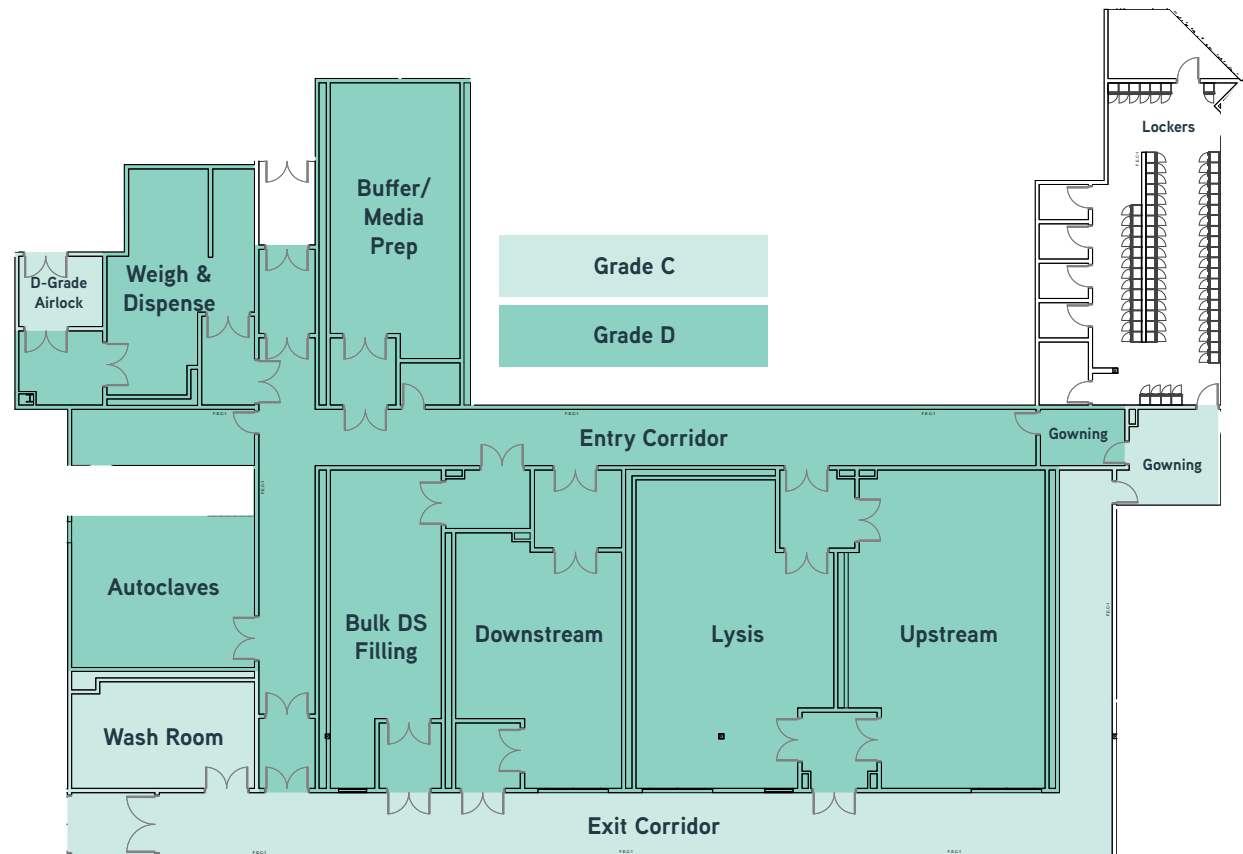
- Mixing equipment
- Filtration equipment

Downstream Purification

- Mixing equipment
- Purification equipment

Bulk Drug Substance Filling

- Filtration equipment



Quality Control Labs

QC Lab Entry Room 1202

- Sample Receiving Log-In window allows for passthrough to Sample Prep 1204
- Garments/PPE for Lab Entrance

Sample Prep Room 1204

- Dedicated sample receiving and prep room
- Analytical Instrument Room 1206
- Dedicated Analytical Lab

PCR Suite Room 1206A

Microbiology Lab 1207

- Endotoxin, TOC, Nitrates, pH, Conductivity
- Plate Enumeration

Bioburden Room 1207A

- Dedicated Bioburden Room

Glass Wash

- Dedicated Glass Wash Room



LAB OVERVIEW

Equipped for success

LAB EQUIPMENT

- Chemical Fume hood
- Small Steam Autoclave
- Cylinder Restraint
- Laboratory Fume Extractor
- Exhaust Duct
- Local Water Polisher
- RODI Water Filtration System
- Laboratory Gas Delivery System
- Laboratory Vacuum System
- Humidification Boiler System
- Existing Constant Air Volume
- Exhaust Fans
- Backup generator

BACKUP GENERATOR

- Kohler Diesel 2000REOXMD. 3007 amps
- 277/480 Electrical Emergency Generator
- Rated at 2,000 KW





SOUTH CORNER

GALLERY
Building Exterior



EAST CORNER



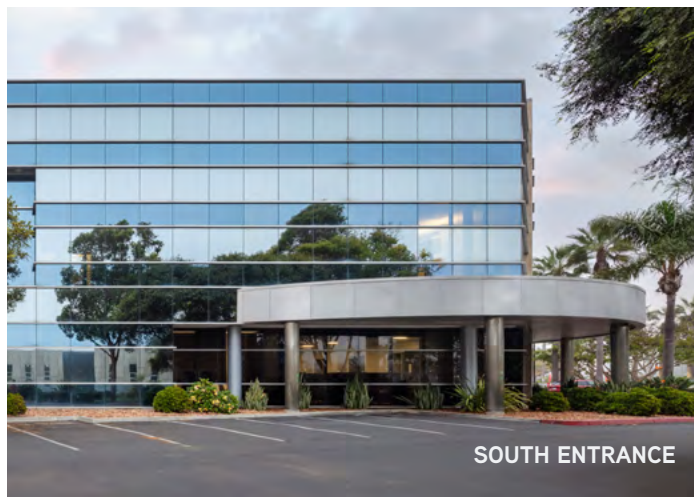
EAST ENTRANCE



LOADING DOCKS



WEST CORNER



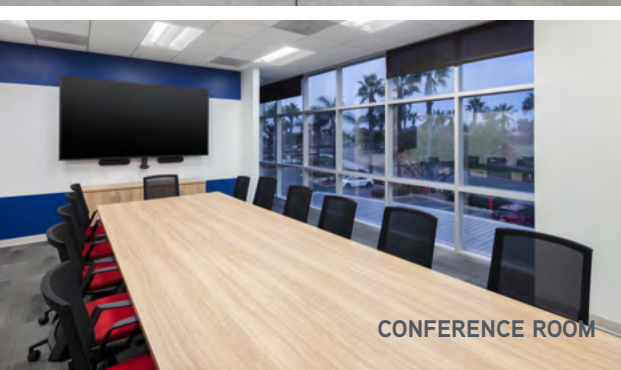
SOUTH ENTRANCE



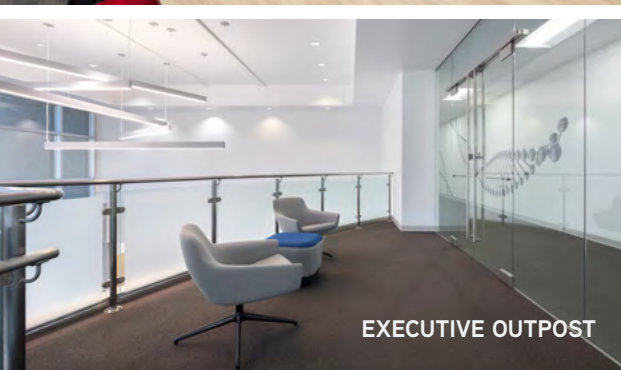
BACKUP GENERATOR



LAB EXPANSION



CONFERENCE ROOM



EXECUTIVE OUTPOST



LOBBY



KITCHEN



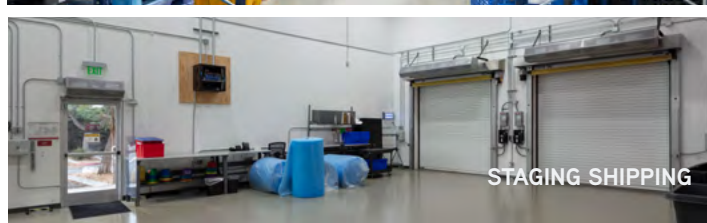
BREAK AREA



CONFERENCE ROOM



WAREHOUSE



STAGING SHIPPING



UTILITY ROOM



CHILLER

GALLERY

Interior Office & Warehouse



UPSTREAM (FERMENTATION & HARVEST)



ANALYTICAL INSTRUMENT LABS



PD ANALYTICAL LABS



ANALYTICAL INSTRUMENT LABS



LYSIS (MIXING AND FILTRATION)



ENTRY CORRIDOR



DOWNSTREAM (MIXING AND PURIFICATION)



EXIT CORRIDOR

GALLERY
Laboratory /
cGMP

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