



## 10237 Flanders Ct

10237-10239 Flanders Ct, San Diego, CA 92121



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# 10237 Flanders Ct

Upon Request

Capitalize on the opportunity to secure a move-in-ready suite comprising approximately 20,000 square feet of lab and office space, over 16 feet of clear height, one grade-level door, and a large parking lot. The divisible lab space features 110-foot-long chemical resistance lab benches, Clean/Dry Room and an additional newly installed 68-foot chemical resistance...

- 10237 Flanders Court presents 20,000 SF of flex space that can accommodate a variety of users, including biotech, office, or light manufacturing.
- 16 miles south of San Diego, with convenient access to Interstates 805 and 5, neighboring retailers, dining, and San Diego's crystal-clear beaches.
- Expect 16-foot clear heights, fluorescent lighting, five drive-in bays, a grade-level door, and chemical resistance lab benches.
- In the Sorrento Valley, an area known as a center for high-tech, biotech, and scientific research, due to its proximity to UC San Diego.
- Situated on a 2.57-acre lot zoned IL-2-1 for light industrial, providing divisible lab spaces, an office, an industrial area, and a large parking lot.



Rental Rate:	Upon Request
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Property Type:	Flex
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Property Subtype:	R&D
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Building Class:	C
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Rentable Building Area:	39,388 SF
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Year Built:	1986
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Rental Rate Mo:	Upon Request
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## 1st Floor Ste 10237

Space Available	20,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	5 - 10 Years

- Fully equipped wet and dry laboratories-Dry / Clean Room- Ample electrical outlets and power supply for laboratory instruments- Conference rooms and collaboration spaces- On-site parking for employees and visitors This property is ideal for biotech companies, research institutions, or startups looking for modern lab facilities in a collaborative environment. Interested parties are encouraged to schedule a viewing and discuss specific needs with the leasing agent

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
GluBio Therapeutics	-	



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10237 Flanders Court is in the heart of the Sorrento Valley, surrounded by an array of industrial companies, such as Scripps Laboratories, Geocon Incorporated, Qualcomm, Dexcom, Supply Pro, Inovio, Genalyte, and Apex Medical Technologies.

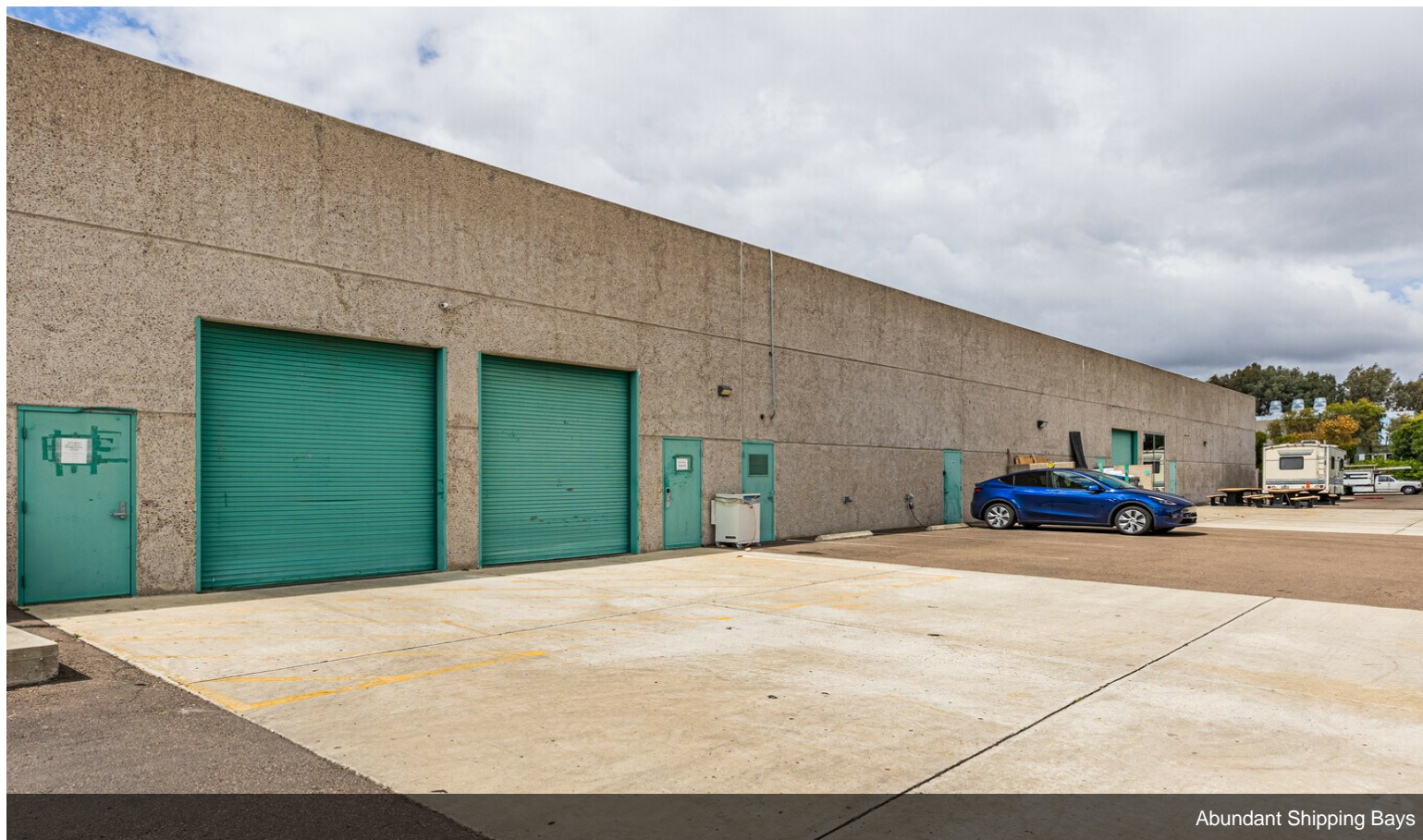
Interstate 805 is reached within a five-minute drive of the property, which quickly connects to Interstate 5, providing connections throughout San Diego, Los Angeles, San Francisco, and Seattle. The San Diego International Airport is located 17 miles from the flex facility for delivering freight across the US and internationally.

The advantageous University of California San Diego (UCSD) is only 5 miles away, where most students major in biology, computer science, anatomy, and global studies. Companies at the complex receive support from a well-trained and highly skilled labor force with over 55,914 residents living within a 10-mile radius employed in the warehousing sector.

## Property Photos

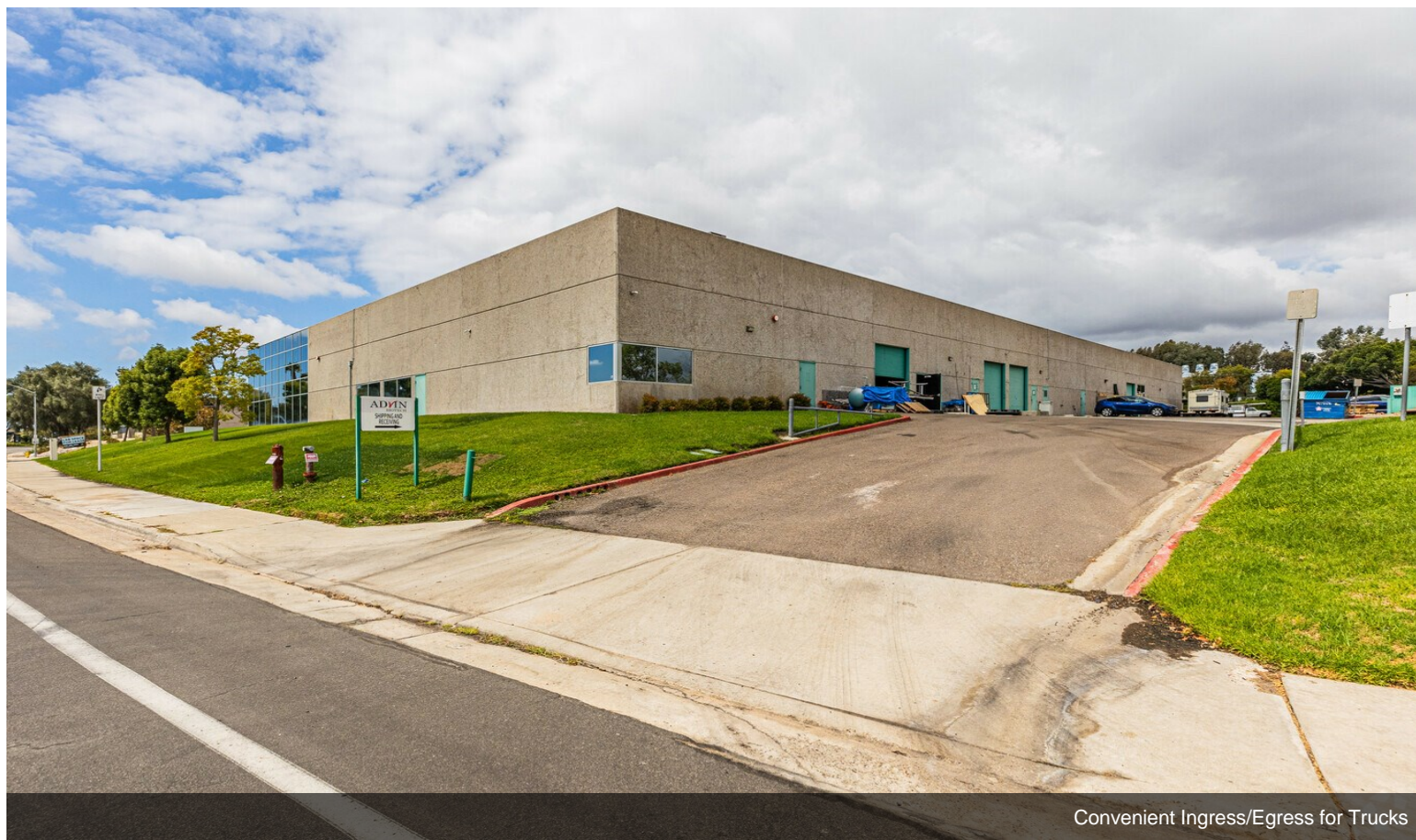


Signage Opportunities



Abundant Shipping Bays

# Property Photos

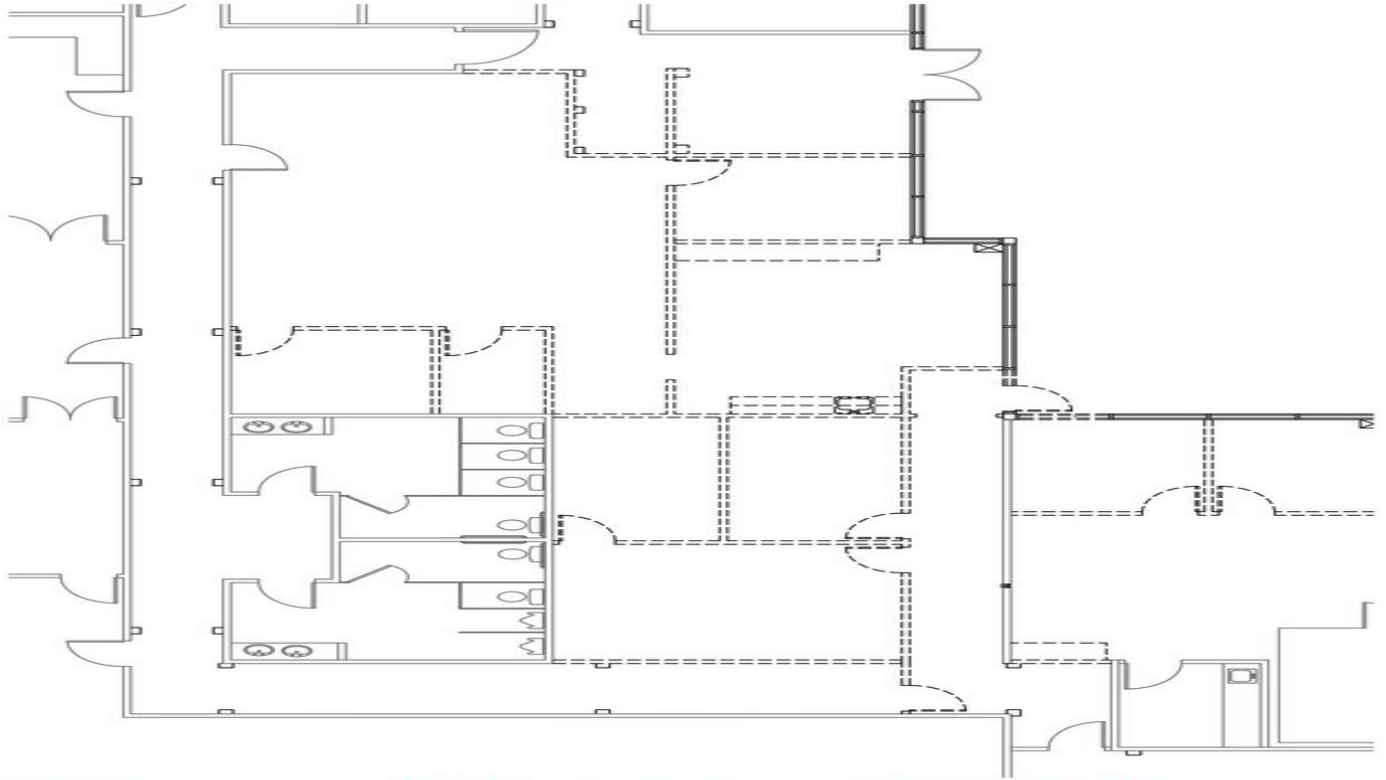


Convenient Ingress/Egress for Trucks



In the Heart of Sorrento Valley

# Property Photos



**RBN DESIGN**  
COMMERCIAL INTERIORS  
619.297.1011 RBN-DESIGN.com

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San Diego, CA 92121

**DEMOLITION PLAN**  
June 28, 2019  
Sealed to Fit

06-28-19 10237 Flanders MKTG-Demo