

# 1958

**KELLOGG AVE,  
CARLSBAD, CA  
92008**

**FOR LEASE ±19,963 SF**  
Divisible to ± 16,000 SF  
Life Science Laboratory and Office

**Life Science Laboratory/Office Building with  
Optional ISO 7/8 Cleanrooms**



**LEE & ASSOCIATES**

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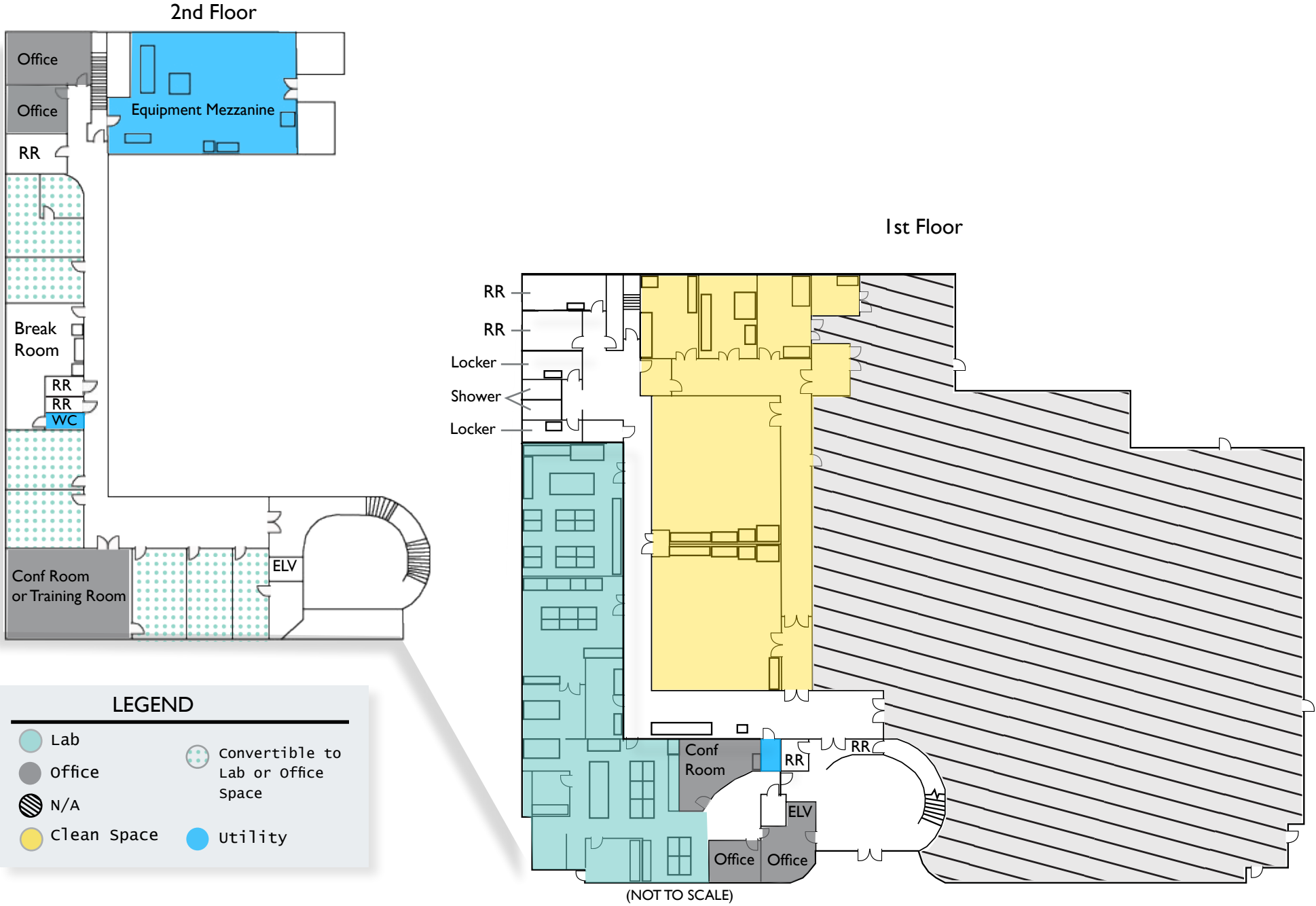


# PROPERTY OVERVIEW

ADDRESS	1958 Kellogg, Carlsbad CA
DESCRIPTION	Life Science Laboratory. Potential for ISO 8 or ISO 7 Clean Rooms
YEAR BUILT	1991, Renovated in 2019
TOTAL AVAIL SF	±19,963 Divisible to ±16,000 SF
STORIES	Partial 2 Story
CLEAR HEIGHT	24' - 26' WHSE 8'-12' Lab Ceiling
POWER	1,200 Amps @ 480 Volts - Total to Bldg
PARKING	51 Surface
GAS	Yes
ELEVATOR	Yes
DOCK DOORS	2
GRADE LEVEL DOOR	1
LOCKER ROOMS	Mens + Womens with shower
BREAK ROOM	Interior + Exterior Employee Break Room

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# FLOOR PLAN



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# LABORATORY INVENTORY

Specifications	
Air Compressor	Yes - Facility system w/wall ports in all 1st flr Lab/Clean Area Spaces
Back up Emergency Lighting System	90 min
Total Power to Building	1200A Total; 115V and 220V Single Phase, 208V and 480V 3 Phase
RO/DI	Individual units in lab spaces
Lab/Clean Space HVAC	4 to 17.5 Ton Units
Stubout	Plumbing, electrical and natural gas avail
Outside Air	Yes
Merv 10 & 13 Filters for Lab	Currently MERV 10 all spaces. Lab and Clean Spaces can be upgraded to MERV13

Lab Equipment	
5 BioSafety Cabinets [BSC]	2 @ 4' and 3 @ 6' 4 - Class II/A2, 1 - Class II/B2
-80C Freezer	1 Unit
-20C Freezer	3 Units
+4 - 8C Refrigerator	4 Units

HVAC Equipment	
Carrier	6 RTUs servicing all Lab and Clean Spaces
Carrier	8 units servicing all office space
Twin City Exhaust Fans	9 units servicing all areas
Twin City Exhaust Fan	1 unit dedicated to 1 BSC

Lab Systems	
Laboratory Compressed Air System	Wall ports in all 1st flr Lab and Clean Space areas
RODI H2O [water] systems	[limited] mini-systems in each 1st flr lab space area
Compressed Gas Closet	Hook ups for both O2 and CO2 available for 2 large Clean Space ballroom areas
Vacuum Pumps	Dedicated mini-system for each BioSafety Cabinet

All Specifications, Lab Equipment, HVAC Equipment and Lab Systems Subject To Tenant Inspection & Verification

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# LOCATION MAP



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1958 KELLOGG 5



elegant modern reception

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1958 KELLOGG 6



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1958 KELLOGG 7



2nd floor office area



conference room entrance



ground floor lab space



lobby

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lab hallway



2nd floor equipment mezzanine



utility room



ground floor lab entrance



adjacent warehouse (potential expansion area)

restrooms



break room



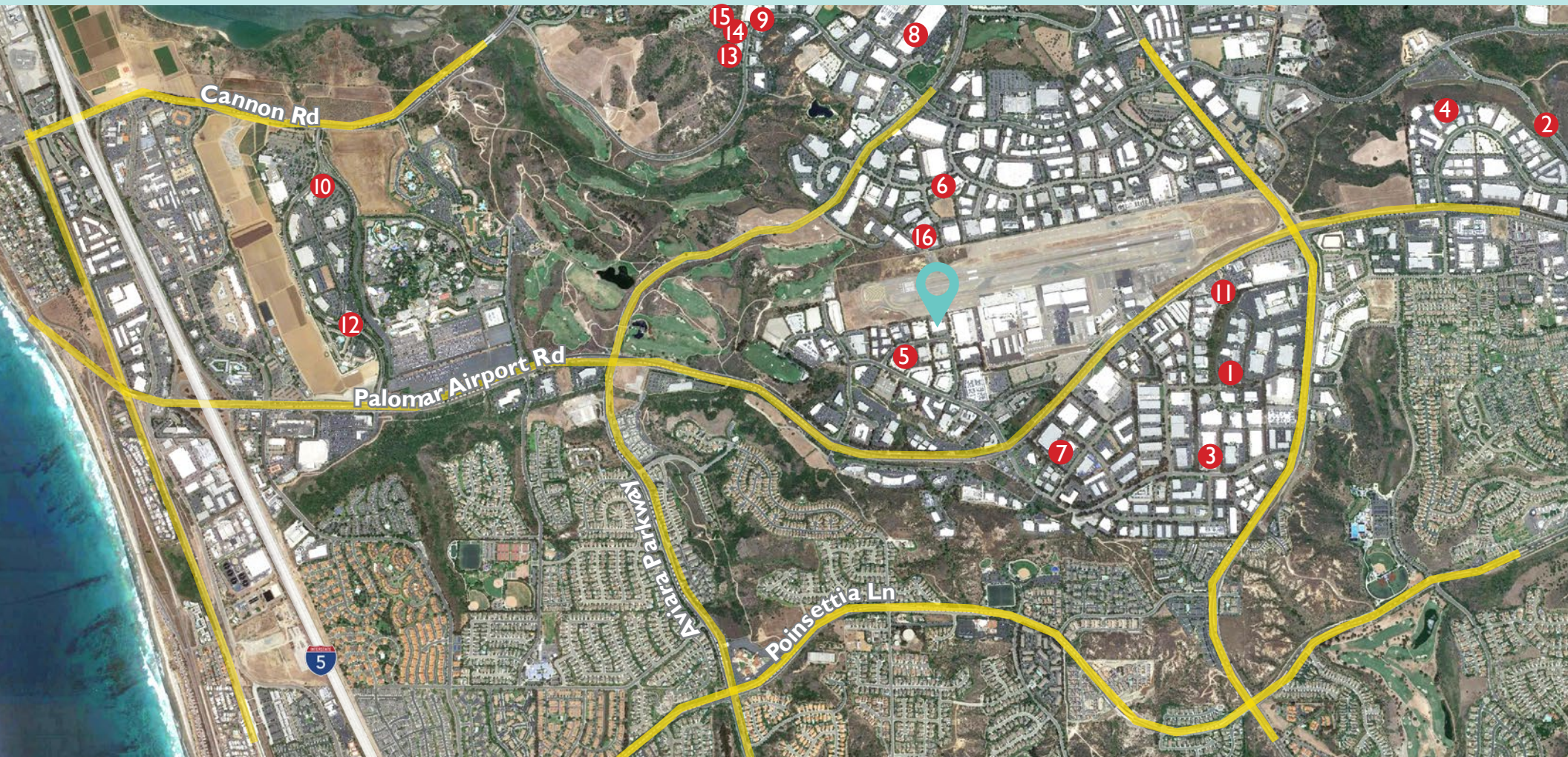
locker rooms



executive offices with ocean views



# CARLSBAD LIFE SCIENCE COMMUNITY



- |                                   |                                      |                            |
|-----------------------------------|--------------------------------------|----------------------------|
| 1. Milliporesigma                 | 7. Qualigen, Inc.                    | 13. AutoGenomics           |
| 2. Synteract Inc.                 | 8. Thermo Fisher Scientific          | 14. Solvd Health           |
| 3. Arete Biosciences              | 9. ScienceCell Research Laboratories | 15. Prescient Lab Services |
| 4. Predictive Biology Inc.        | 10. Greenwich Biosciences, Inc.      | 16. Biosyn Corp            |
| 5. Sterogene Bioseparations, Inc. | 11. Bio, Tech and Beyond             |                            |
| 6. Iridia, Inc                    | 12. Palisade Bio                     |                            |

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