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*

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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**

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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=$0.47)

SALE PRICE: $2,500,000

$1.99/SF NNN

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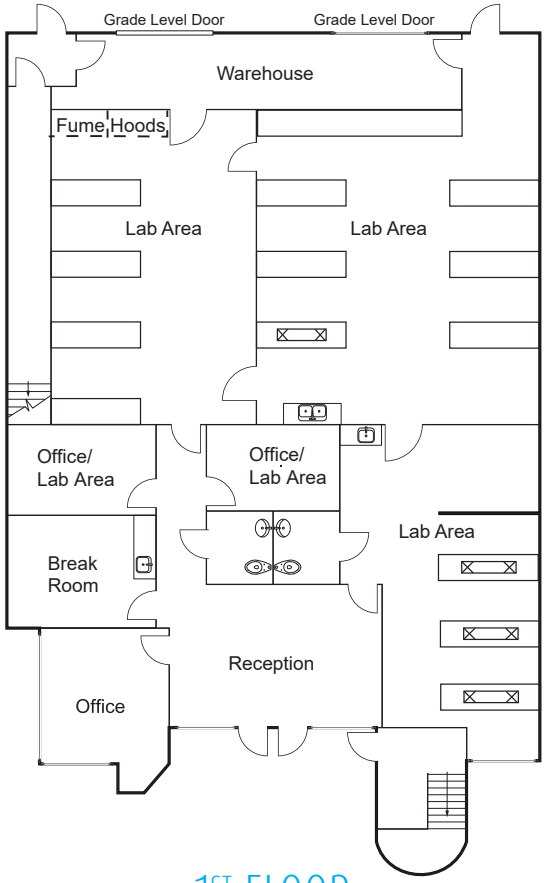
FLOOR PLAN

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=$0.47)
- Sale Price: $2,500,000

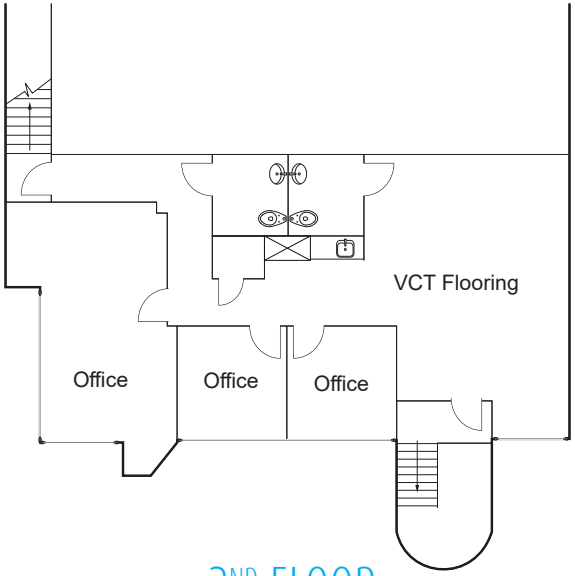


1ST FLOOR
±4,300 SF

$1.99/SF NNN

PROMO RATE FOR THE FIRST 6 MONTHS OF LEASE TERM*

** ON A MINIMUM 3 YEAR LEASE TERM*



2ND FLOOR
±1,488 SF

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

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INTERIOR LAB PHOTOS

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

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