

3280 GREY HAWK CT CARLSBAD, CA

*8,085 SF of Lab / Office / Cleanroom &
Vivarium Available For Lease or For Sale*

3280

3280 GREY HAWK CT, CARLSBAD, CA

PROPERTY HIGHLIGHTS



20' 3" HIGH CLEAR HEIGHT IDEAL FOR RACKING



14 SURFACE PARKING SPACES (2/1,000 SF)



ONE (1) GRADE LEVEL DRIVE-IN DOOR (12'X12')



SPACE AVAILABLE NOW

Turnkey Lab with Furniture and Equipment

40% Warehouse (includes Vivarium + Cleanroom), 40% Wet Lab, 20% Office

Highly flexible space

Additional mezzanine office space

Zoning - light manufacturing

Sprinklers - wet

For more information contact

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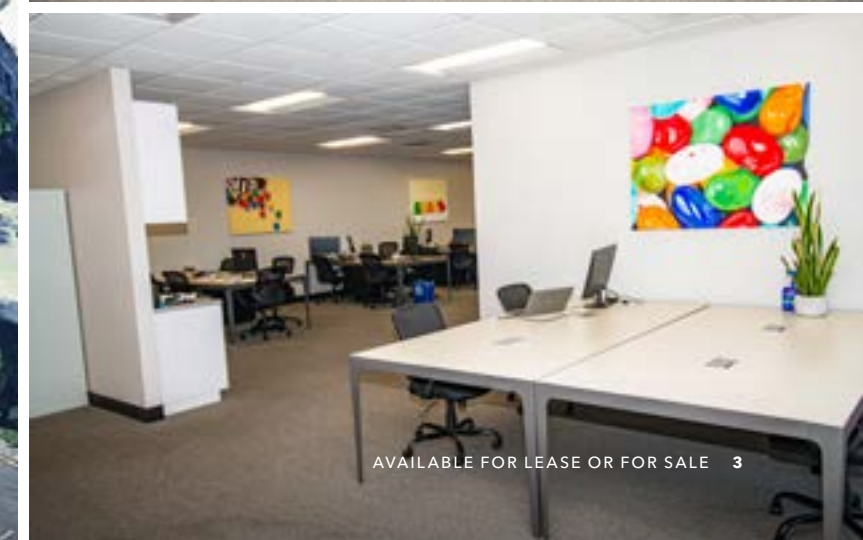
±8,085 SF
AVAILABLE SPACE

\$3.25/SF
FOR LEASE RATE

\$0.36/SF
OPEX

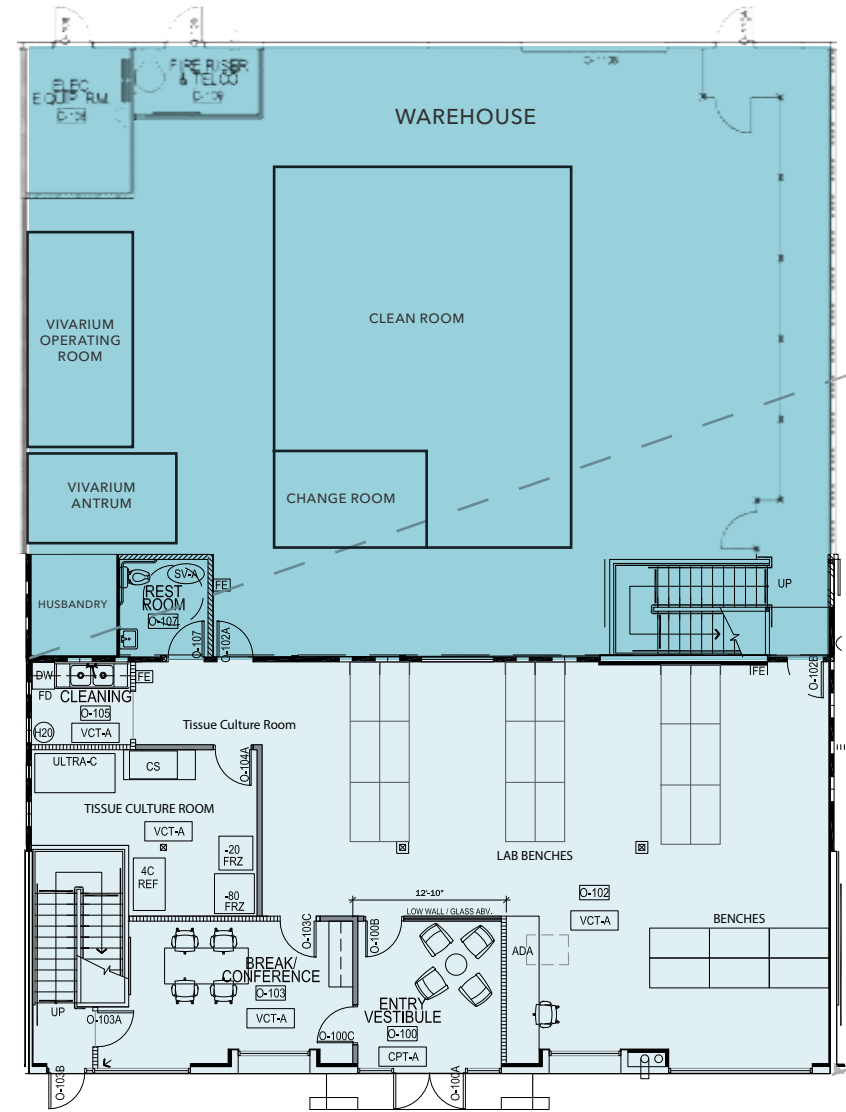
UNPRICED
SALE PRICE

3280 GREY HAWK CT



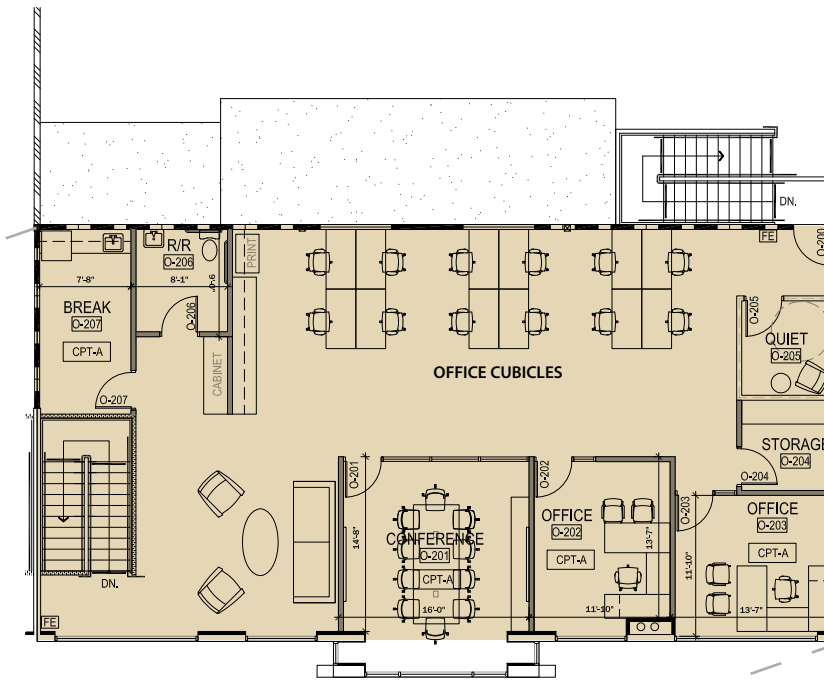


FIRST FLOOR



KIDDER MATHEWS

SECOND FLOOR



KIDDER MATHEWS



Lab Equipment Includes:

Three (3) Ultralow Freezers

One (1) Regular Freezer

One (1) Freezer Chest

Three (3) Deli Refrigerators

Seven (7) Biosafety Cabinets

Two (2) Diaphragm Vacuum Pumps

Six (6) Air Jacketed Incubators

Two (2) Liquid Nitrogen Dewers

One (1) Fume Hood

Three (3) Water Jacketed Incubators

Autoclave

One (1) Ventilated Rack (mouse husbandry)

Advanced Diagnostic and Laboratory Equipment (BLI, FACS, Liquid Handler, Microscopes) are available at additional cost

*More equipment available upon request

Lab Includes:

Vivarium (holding, procedure, husbandry)

Clean room (ISO 7) with gowning

Shipping/receiving with roll up door

Two (2) tissue culture rooms

Twenty-Four (24) six-foot lab benches with shelving

Lab sinks for cleaning



Office Includes:

Reception Lobby

Twenty Four (24) open office workspaces

Two (2) large conference rooms

Four (4) private offices

Kitchen/break

Two (2) private bathrooms



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KIDDER.COM

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