

10237 Flanders Ct

10237-10239 Flanders Ct, San Diego, CA 92121



Presented by
Golden Asset Realty



Price: Upon Request

Capitalize on a rare opportunity to secure a premier $\pm 20,000$ -square-foot facility at 10237 Flanders Court. This versatile property is currently experiencing unprecedented market demand, receiving 300x more exposure than typical listings with over 18,000 unique prospects in the last 30 days alone.

Property Highlights:

Versatile Layout: Approximately 20,000 SF of premium lab and office space, featuring recently updated flooring, fresh paint, and new ceilings for a true move-in-ready experience.

Industrial Infrastructure: Boasting 18'+ clear height, two (2) grade-level doors, and robust power capabilities of 1,000 Amps at 480 Volts to support heavy R&D equipment.

Superior Site Features: Situated on a spacious 2.57-acre lot with an expansive parking lot and included janitorial services for common areas.

Strategic Location & Connectivity: Located in the epicenter of San Diego's innovation hub, 10237 Flanders Court is surrounded by industry titans such as Qualcomm, Dexcom, Scripps Laboratories, and Inovio.

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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.



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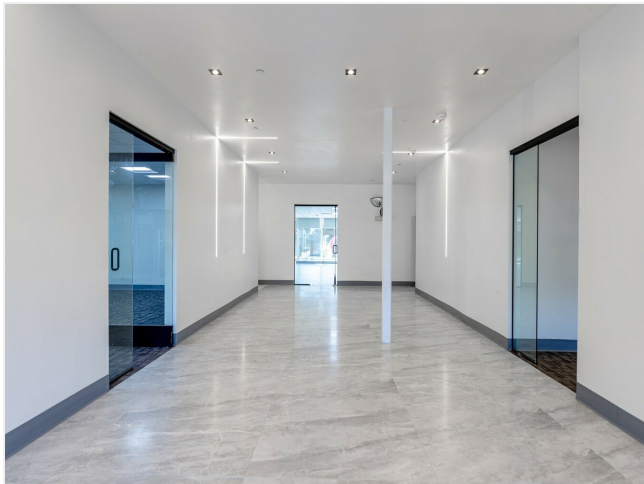
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10237 Break Area



10237 Entry

Major Tenant Information

Tenant	SF Occupied	Lease Expired
GluBio Therapeutics	-	

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10237 Electric Panels2

Listing space

1st Floor

Space Available	4,200 - 20,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

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Property Photos



10237 Hallway2



10237 Warehouse1

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Property Photos



10237 Electric Panels

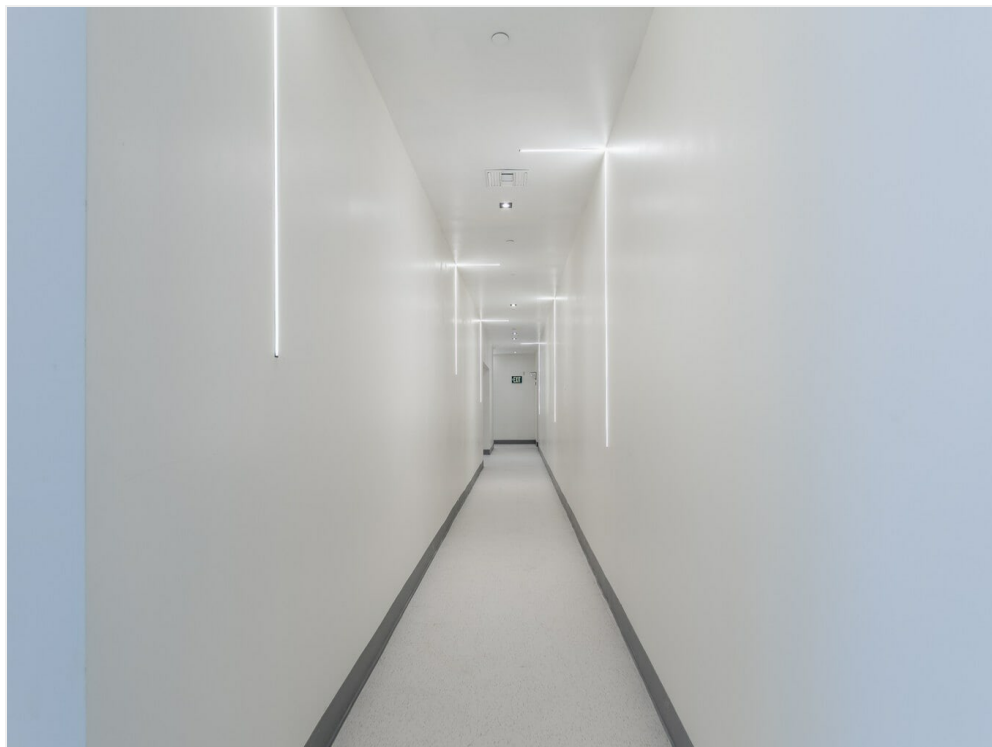


10237 Warehouse2

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Property Photos



10237 Hallway



10237 Open Space

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Property Photos



10237 Open Space 1

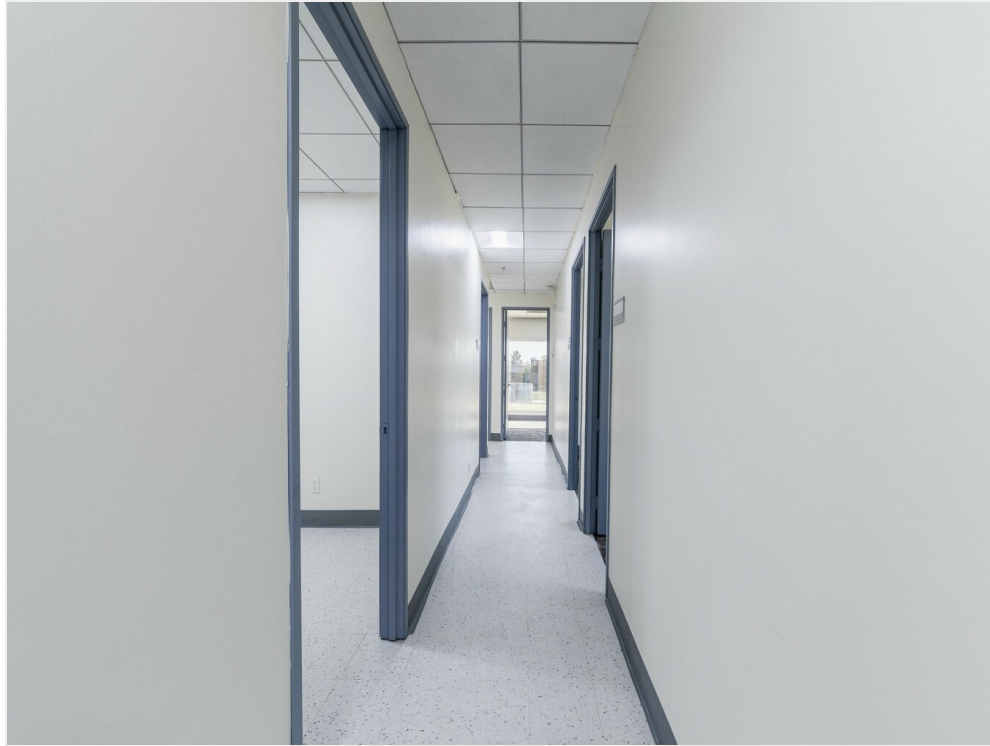


10237 Office 2

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Property Photos



10237 Office Hallway



10237 Woman Bathroom

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Property Photos



10237 Men Bathroom



10237 Office

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Property Photos



10237 Hallway Break Area



10237 Conference Room

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Property Photos



Abundant Shipping Bays



Convenient Ingress/Egress for Trucks

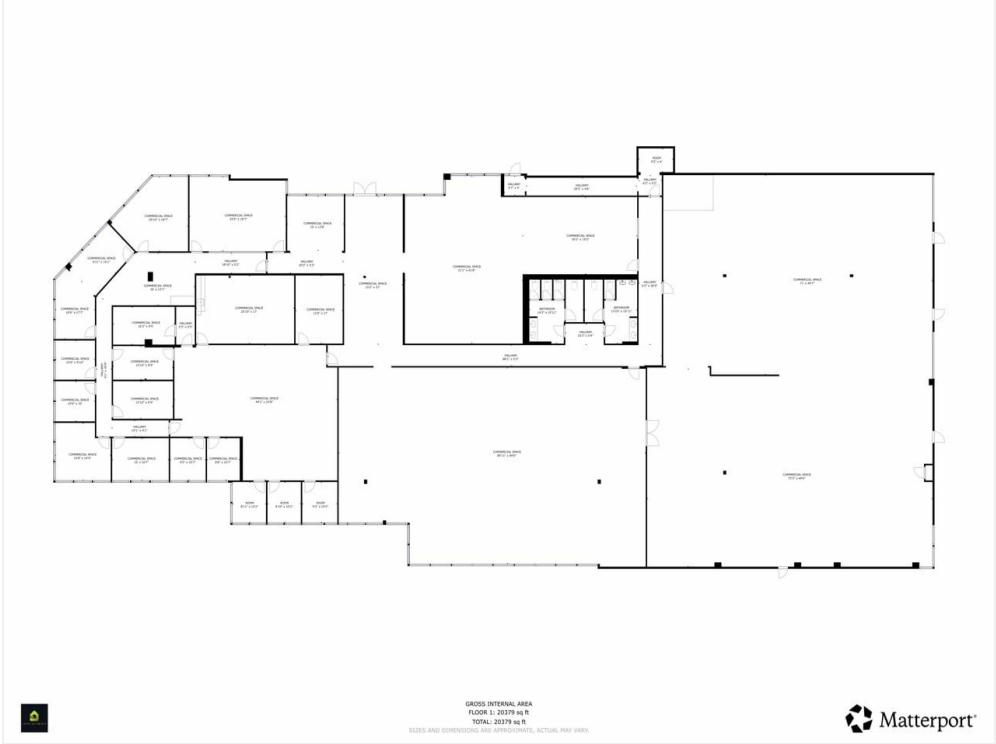
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Property Photos



In the Heart of Sorrento Valley



GROSS INTERNAL AREA
FLOOR 0: 20379 sq ft
TOTAL: 20379 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Location

