



# Sublease @ 1940 USG Drive

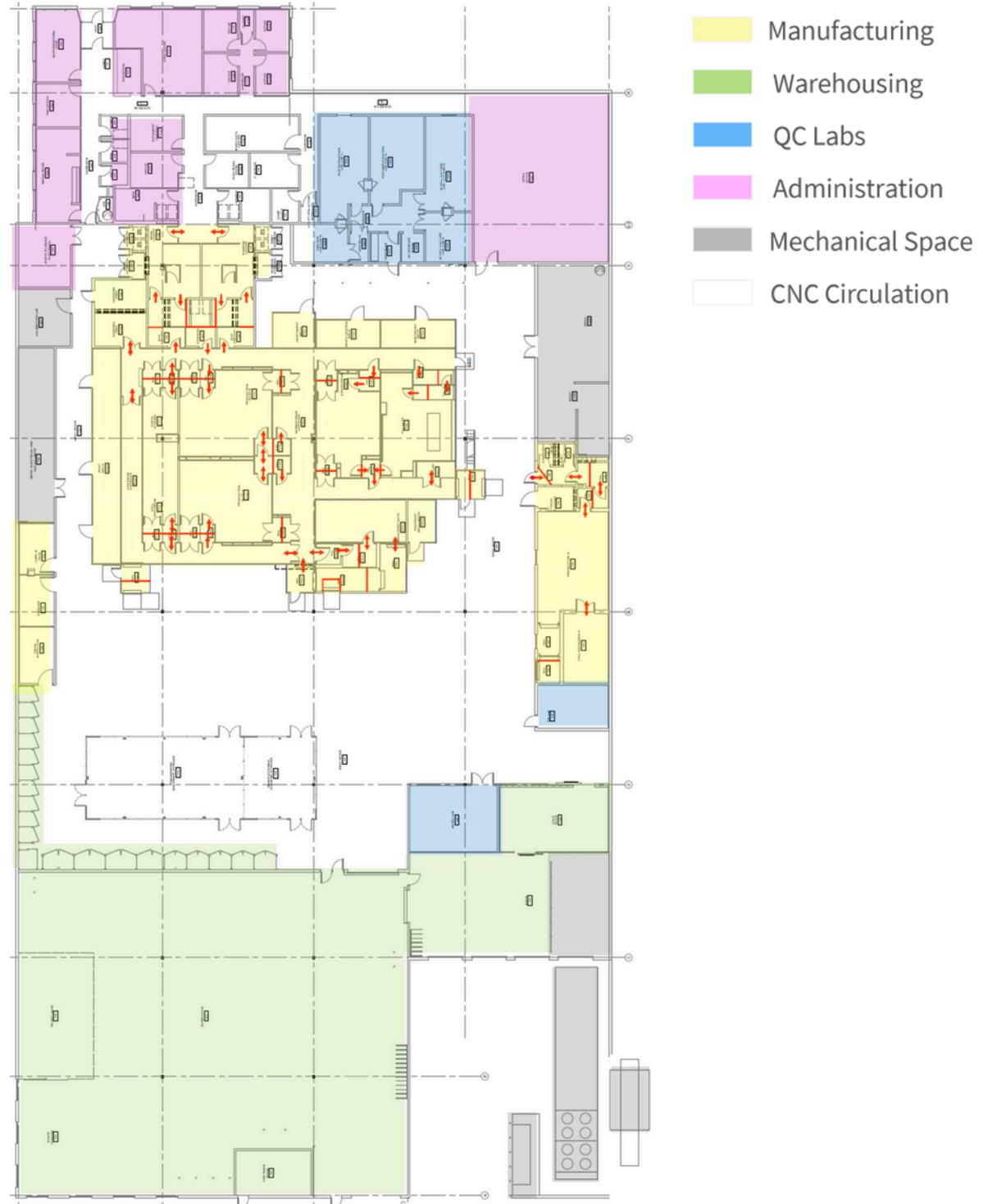
48,529 RSF Available

# 1st Floor | 48,529 RSF

Manufacturing facility with lab space,  
warehouse space, QA and QC

## Highlights

- December 31, 2036 LXD
- FDA, EMEA, and JP licensed gene therapy facility with 5+ years commercial and clinical experience
- Multi-product capability with segregated suites and dedicated HVAC
- Grade D corridors and Grade C or higher cleanrooms
- 2019 ISPE Facility of the Year Award honorable mention
- SCADA monitoring and controlled temperature storage
- Global distribution capabilities reaching over 50 countries
- Equipment negotiable



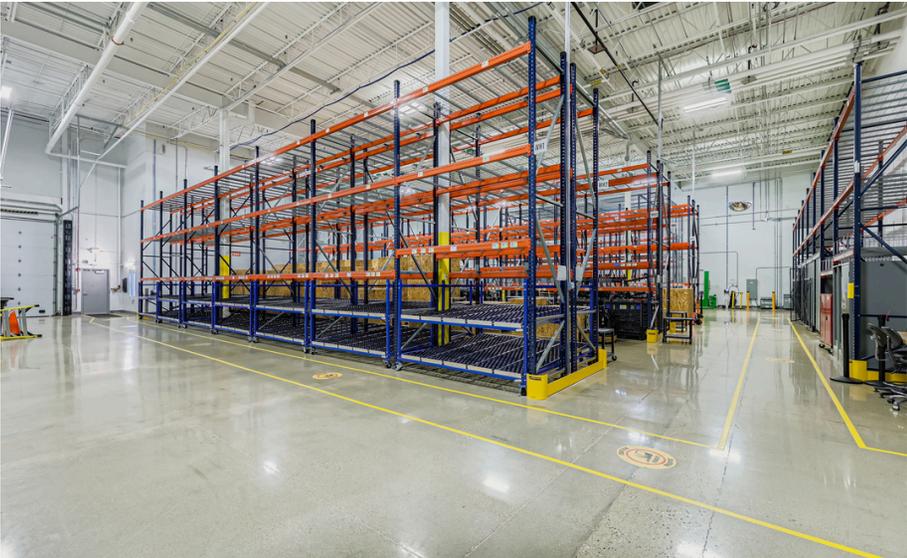
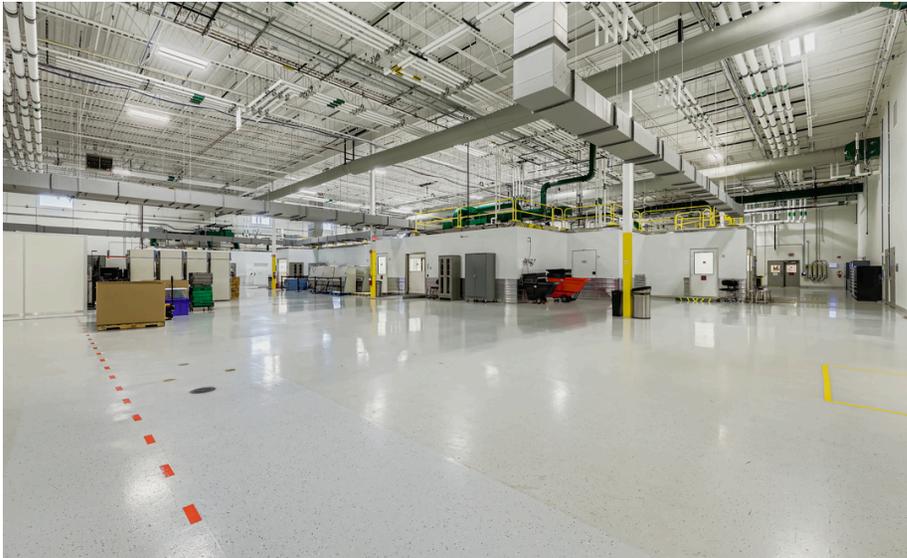
# Space Photos



# Space Photos



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# Site & Facilities Overview

## Manufacturing Area Highlights

- Upstream, downstream, fill finish, visual inspection and manual packing
- Grade D Corridors & Grade C or Higher in Suites
- Multi-Product Capable

## QC Lab Highlights

- Environmental, Micro, Analytical

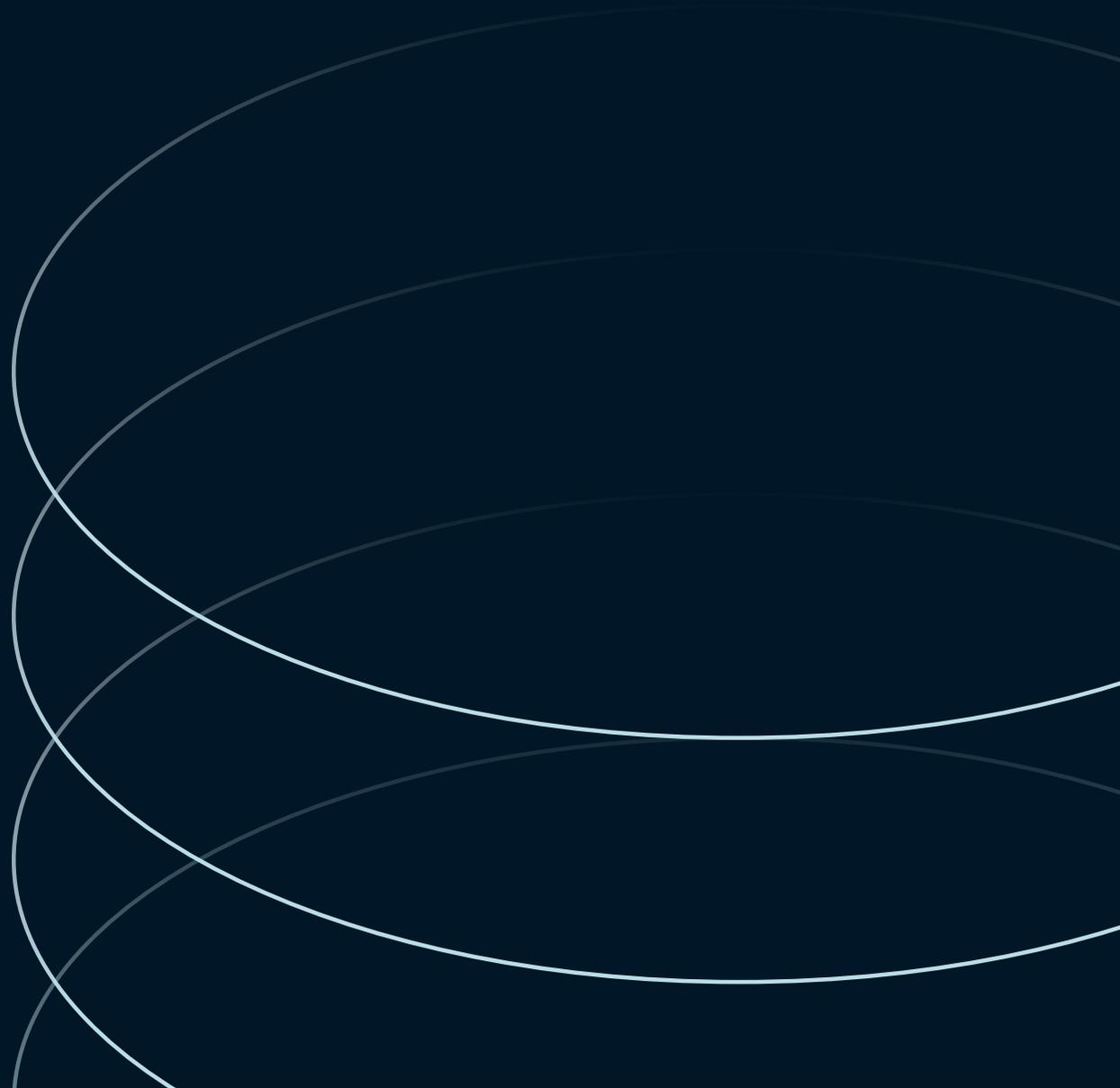
## Mechanical Space Highlights

- 2,000A, 480/277V, 3ph Switchboard
- 2xUPS (180KVA, 130KVA – 480/277V , 3ph)
- 2xGenerators (350KVA, 480/277V, 3ph)
- 4xATS (3 x 400A & 1x 200A, 480/277, 3ph)
- Boiler/Chiller Skid
- Dedicated Outside Air Handler

## Warehousing Highlights

- ~9K SF CRT Storage
- ~2K SF 2-8C Cold Room
- Freezer Farm
- Receiving/Shipping Dock





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