

MCKELLAR COURT

10165 McKellar Court, San Diego, CA 92121

AVAILABLE FOR LEASE
91,248 RSF



Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260

Property Overview

Address

10165 McKellar Ct, San Diego, CA 92121

Product Type

Life Sciences/Flex

Year Built Renovated

1988/1999

Square Footage

91,248 RSF

- First Floor: 54,511 RSF
- Second Floor: 36,737 RSF

Site Size

4.06 Acres

APN

341-032-20

Power

4000 Amps / 480/277V 3ph

Depressed Loading Docks

3 (Potential to expand to 5)

Clear Heights

- First Floor: 13'
- Second Floor: 15'
- Warehouse: 28'

Parking

197 spaces

Level 2 Live Load

80 PSF

Diesel Generator

200 kW, Tier 3

Lab Support Rooms

12

Yard

Can provide excess Yard depending on Tenant Use

Upgraded Mechanical Systems

\$3.5mm in existing infrastructure across humidifiers, HVAC, exhaust fans, etc.



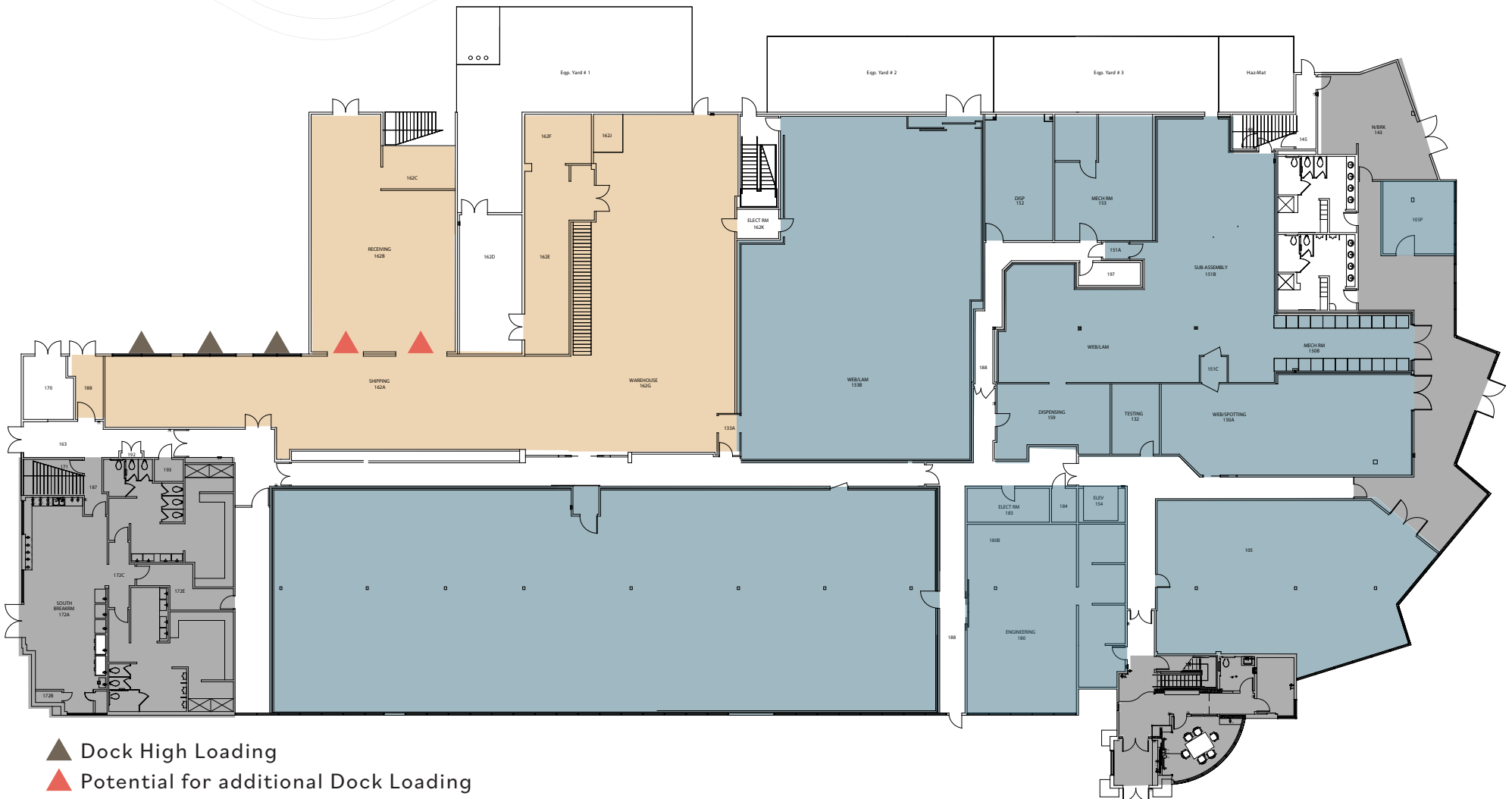
Floor Plan

First Floor

54,511 RSF

First Floor Areas

- Warehouse (28' clear)
- Office
- R&D (HVAC & humidity controlled space)
- Open to Below



- ▲ Dock High Loading
- ▲ Potential for additional Dock Loading



COMMON AREA



OUTSIDE SEATING AREA



CONFERENCE ROOM



LAB WORK ROOM



WAREHOUSE EXTERIOR
LOADING AREA



WAREHOUSE LOADING AREA



OUTDOOR PATIO SPACE



LABORATORY HALLWAYS



LABORATORY SPACE

PACIFIC OCEAN



LIFE SCIENCE NEIGHBORS

UCSD



TORREY PINES



SORENTO MESA



MIRA MESA BOULEVARD



- 1 Ajinomoto
- 2 Crinetics Pharmaceuticals
- 3 Tandem Diabetics
- 4 Omniome
- 5 Trilink Biotechnologies
- 6 NuVasive
- 7 Decipher Biosciences
- 8 Thermo Fisher Scientific
- 9 Element Biosciences
- 10 BD
- 11 Inovio Pharmaceuticals
- 12 Sorrento Therapeutics
- 13 Eurofins
- 14 Cue
- 15 Vividion Therapeutics
- 16 Hologic
- 17 Abzena
- 18 Abbott
- 19 Quidel
- 20 Lung Bio
- 21 Altos Labs
- 22 Quantam-Si
- 23 Neomorph
- 24 SGI-DNA
- 25 Integra
- 26 Mesa Biotech
- 27 Genalyte
- 28 Genopis inc.
- 29 Tanvex BioPharma



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