

4,000 AMPS OF POWER AVAILABLE

**33498
CENTRAL AVE.**

UNION CITY, CA

±94,046 SF

SUBLEASE TERM THROUGH JULY 31, 2031

CONTACT BROKER FOR PRICING

AVAILABLE NOW

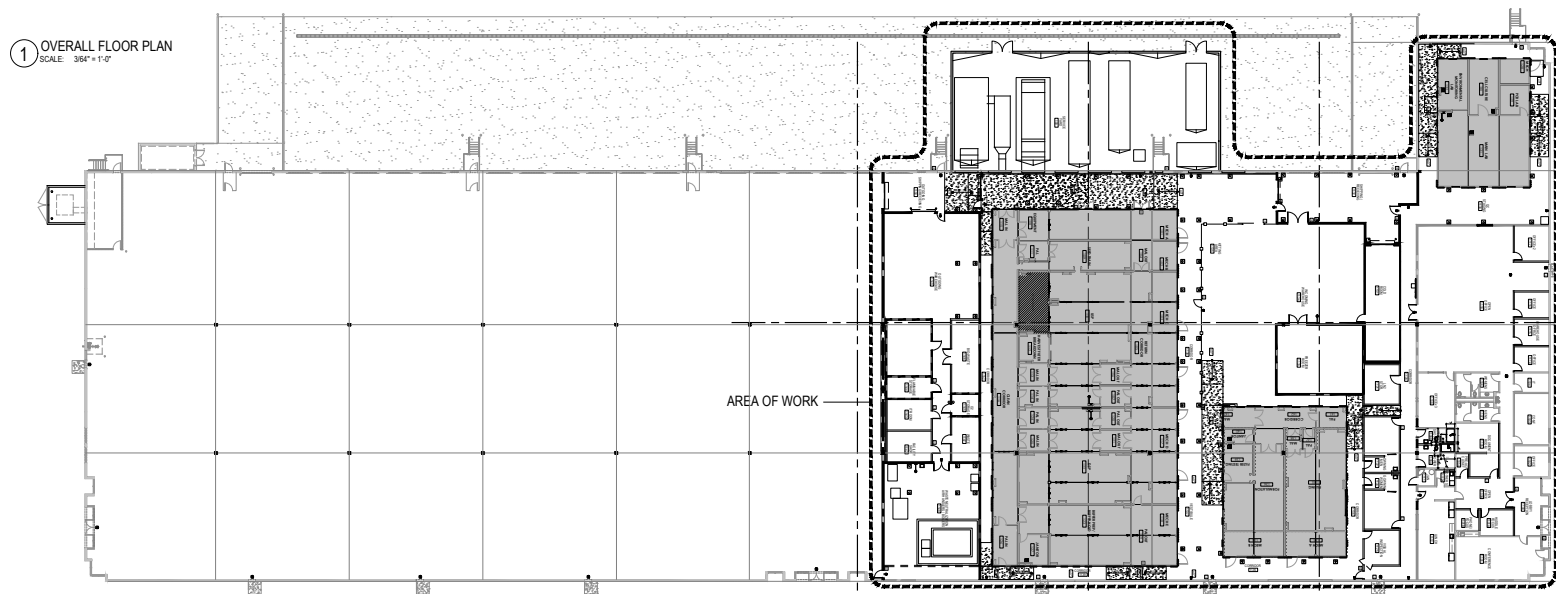


CBRE

BUILDING SPECS & SITE PLAN

- $\pm 4,000$ AMPS OF 277/480V POWER*
- SIX (6) ISO 7 / 8 CLEAN ROOMS
- FOUR (4) WET LABS
- $\pm 30'$ MINIMUM CLEAR HEIGHT
- $\pm 50' \times 52'$ TYPICAL COLUMN SPACING
- ESFR SPRINKLER SYSTEM
- $\pm 5,000$ SF OF DEDICATED OFFICE SPACE
- 28 DOCK-HIGH LOADING DOORS
- 2 GRADE-LEVEL DOORS
- $\pm 190'$ TRUCK COURT DEPTH
- $\pm 60'$ CONCRETE DOCK APRON
- ± 1.43 PARKING SPACES PER 1,000 SF

* Tenant to verify the Power



TENANT IMPROVEMENT SPECS

EXISTING CLEAN ROOM SPECS

- Drug Substance (NC, CNC, Grade D, Grade C) each suite on a dedicated AHU, recirculated air
- Formulation, Upstream/Downstream Processing, Suite MAL/PAL In - Grade C
- Corridors, Buffer prep, External MAL/PAL In, Suite MAL/PAL Out - Grade D
- Equipment Storage, External MAL/PAL Out - CNC
- Mech Space - NC
- Drug Product (NC, CNC, Grade C, Grade D) each suite on a dedicated AHU, recirculated air
- Mech Rooms - NC
- Filter Testing - CNC
- Filling Prep, Corridor, MAL/PAL - Designed for Grade D, Has Passed Grade C EM studies
- Filling - Designed for Grade C, Has Passed Grade B EM studies

EXISTING LAB SPECS

- QC Lab - 1 AHU for all labs, recirculated air
- Cell Culture, EM Lab, PCR Lab, Main Lab - CNC
- Mech Space - NC

AVAILABLE UTILITIES

- 480 VAC 4,000A main feed to entire facility (Plan South entrance)
 - 2,000A allocated for existing build (could be resized depending on requirements)
- Natural Gas - 3" Medium Pressure Gas Main (Plan North Entrance)

CLEAR HEIGHTS

- 30' - 35' clear heights from exterior wall to center of building

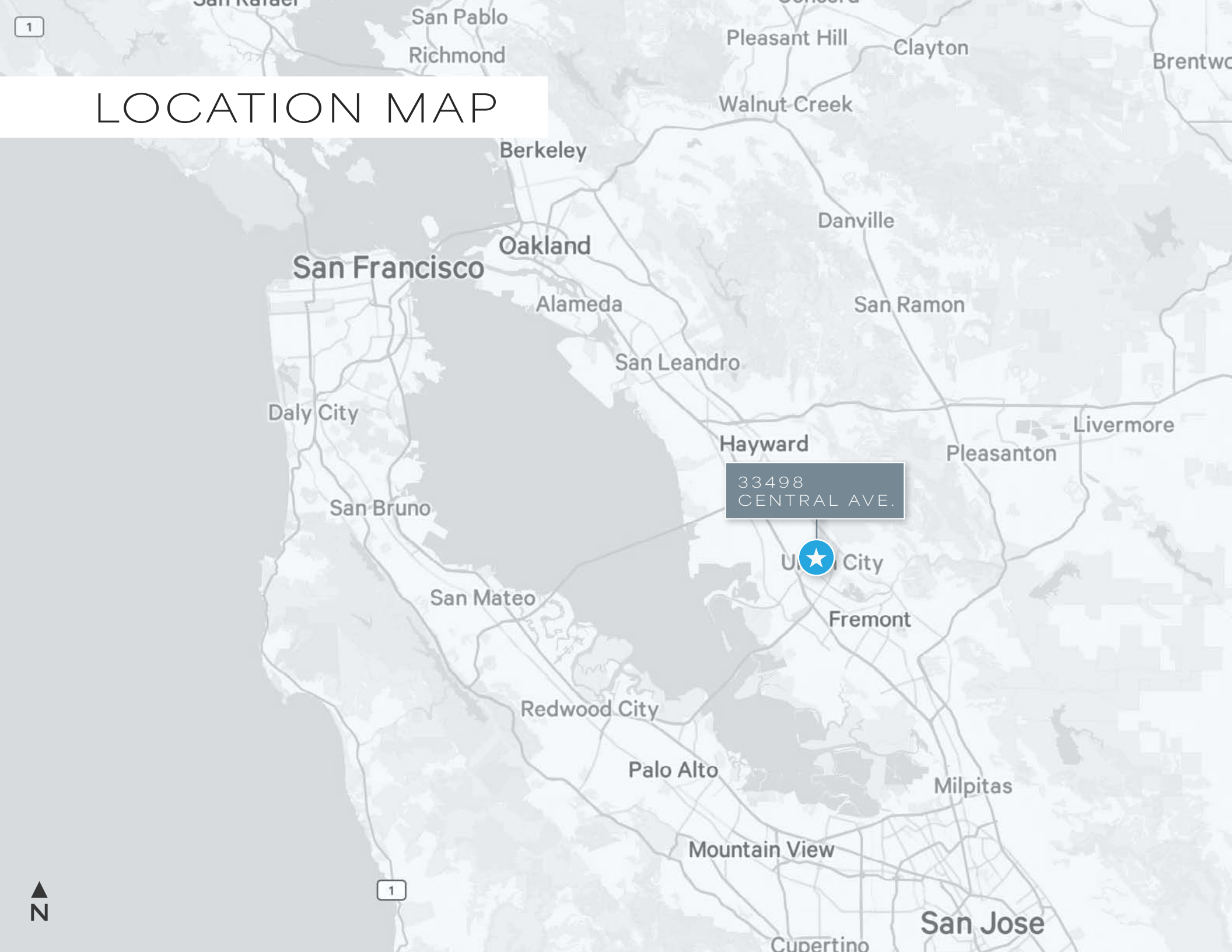
COLUMN SPACING

- Column lines A-B, C-D, and D-E (running plan North to South) are 50' wide
- Column line B-C (running plan North to South) is 60' wide
- Column lines 1-12 (running plan West to East) are 52' wide

AVAILABLE UTILITIES - AVAILABLE FOR FULL BUILDING LEASE

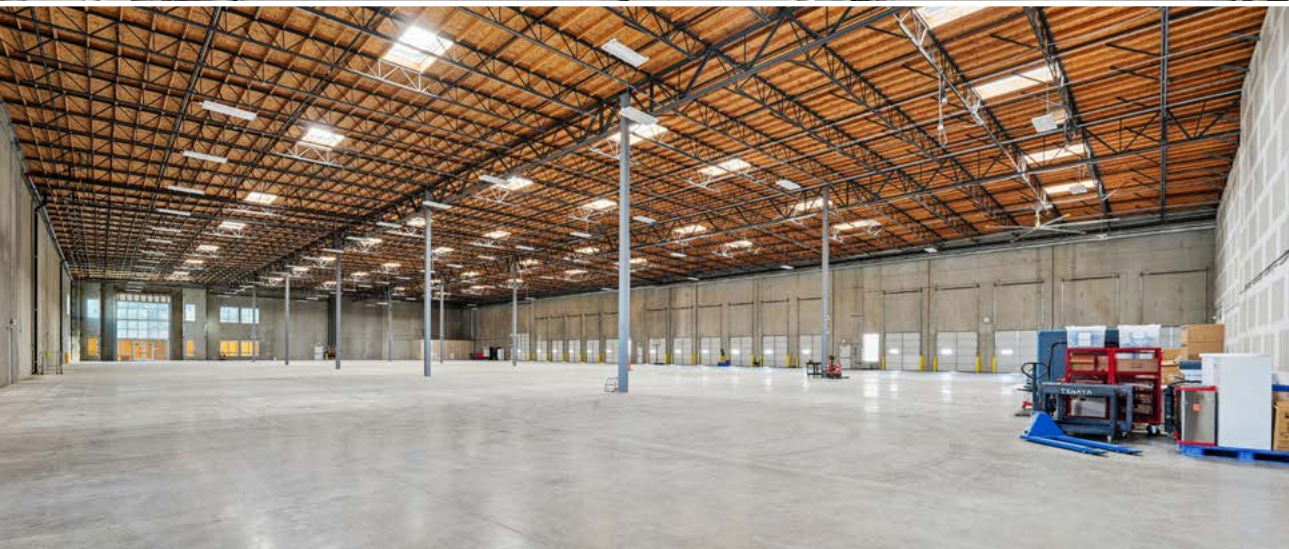
- 2" Process Waste (included with biokill/pH adjust)
- 2 Boilers for HVAC Hot Water
- 2 Chillers for HVAC Cold Water
- Generator (480VAC, 500 KW) with 2,000gal Tank (48 hours run) with ATS for Backup Power
- UPS (208/120VAC, 50KW) on Generator for Uninterruptible Power
- LN2 system - (High Pressure) 3,000L holding tank and piping system
- VFR #1 independent heating/cooling for IT, Electrical, and Maintenance
- VFR #2 independent backup heating/cooling for Freezer farm
- Vacuum skid 19"Hg 28 ACFM
- CDA Skid 115 PSIG 45 SCFM @ 100PSIG
- 2 Water Heaters for safety shower/eye wash
- CO2 distribution for QC Labs
- O2 distribution for Drug Substance

LOCATION MAP



33498
CENTRAL AVE.

Union City





33498
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