

4030

POINT EDEN WAY

Shared Lab / R&D Sublease with
Heavy Power + Greenhouse



- Total SF: $\pm 500 - 31,500$ RSF
[Divisible]
- Lab & Office Space: $\pm 23,000$ RSF
- Greenhouse Space: $\pm 9,000$ RSF
- Term: Through March 2027
- Available Now
- Greenhouse can be Leased Together or Separately
- Flexible R&D Space for All Sizes

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FEATURES

- ▶ Power: 3 Phase | 3,000 Amps @ 480 Volts
- ▶ 750 KW (937.5 KVA) Diesel Generator
- ▶ 9-11 ACH
- ▶ Distributed Utilities;
 - ▶ Chilled Water (In-house System: Serves the Freeze Dry Room)
 - ▶ Steam (In-house System)
 - ▶ CDA (In-house System)
 - ▶ RO/DI (In-house System)

LAB SPACE

- ▶ Multiple Grow Rooms
- ▶ Multiple Lab Benches
- ▶ 3 Snorkel Hoods
- ▶ 3 Fume Hoods
- ▶ 3 Autoclaves
- ▶ Several Floor Drains Throughout
- ▶ Additional Existing Equipment Available



GREENHOUSE SPACE

- ▶ ±9,000 RSF
- ▶ Five (5) Greenhouses
- ▶ Multiple Greenhouse Benches
- ▶ Watering/Fertilizer System with RO Water Unit
- ▶ Compressed Air System
- ▶ Argus Control System
- ▶ Additional Equipment Available

OFFICE SPACE

- ▶ 1 Conference Room with an Open Office Area
- ▶ Kitchen
- ▶ Showers in Restrooms

WAREHOUSE SPACE

- ▶ Shipping / Receiving Area with Rollup Door Access
- ▶ 12-16 Foot Clear Heights
- ▶ Conditioned and Sprinklered Warehouse
- ▶ Multiple Growth Chambers
- ▶ Head House for Greenhouses

FLOOR PLAN



-  OFFICE
-  LAB
-  GREENHOUSE
-  WAREHOUSE/STORAGE
-  LEASED
-  AVAILABLE SPACE





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