

# INDUSTRIAL / FLEX / LAB SPACE

5310-5320 Eastgate Mall, San Diego, CA 92121



**FOR LEASE** ± 7,072 - 16,072 SF AVAILABLE

# PROPERTY FEATURES



## AVAILABILITY

- 5310 Eastgate Mall: ± 7,072 SF Flex / HVAC Lab Space
- 5320 Eastgate Mall: ± 9,000 SF Industrial / Flex Space
- Full Building: ± 16,072 SF Industrial / Flex / Lab



## PROPERTY SIZE

- ± 16,072 SF
- ± 1 Acre Lot



## SUITE FEATURES

- 2-Story Office Space
- Grade-Level Roll-Up Doors + Dock High Door (Potential)
- Private Restrooms (Including Shower)



## PRICING

- Lease Rate: \$1.15/SF - \$1.65/SF + NNN

## HIGHLIGHTS



- Fenced & Secured Parking Area in the Back
- Easy Access to I-805 with Close Proximity to I-5, I-15 and Highways 52 & 163
- Located near Westfield UTC, Scripps Memorial Hospital, and UC San Diego

property photos

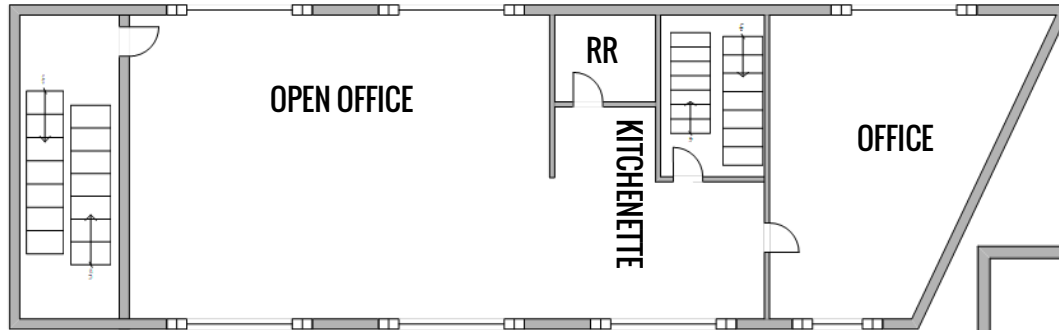


# FLOOR PLAN

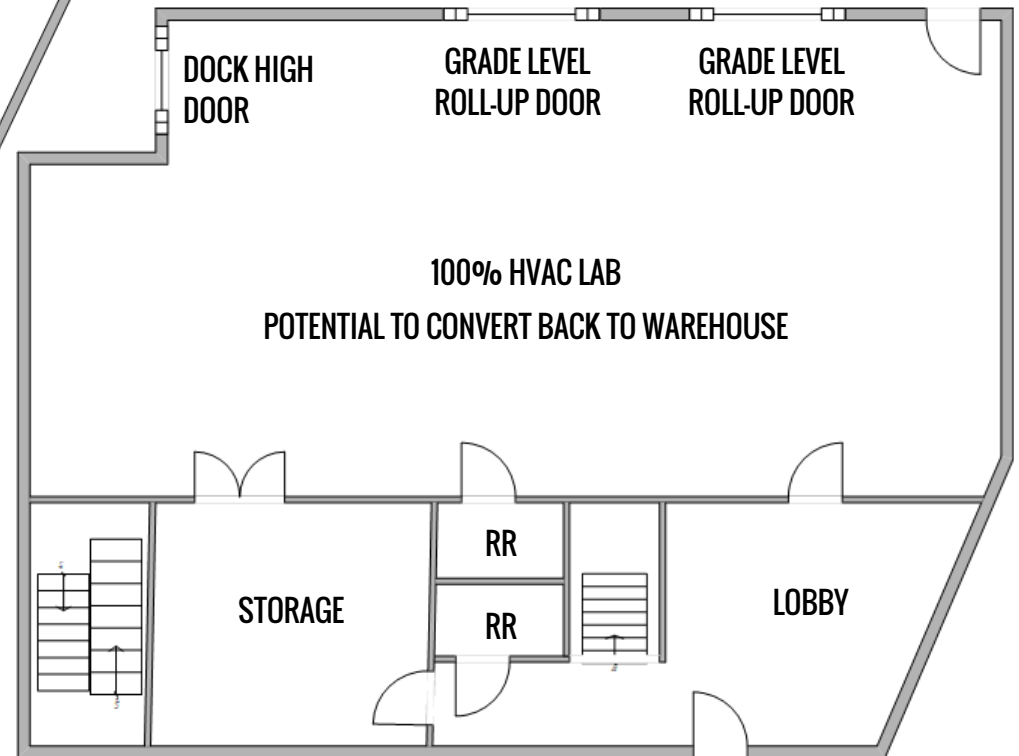
## 5310 Eastgate Mall: ± 7,072 SF Flex / HVAC Lab Space

- 2 Grade-Level Roll-Up Doors, 3 Restrooms (Including Shower), Kitchenette
- Office: ± 3,536 SF (50%)
- 100% HVAC Lab Space: ± 3,650 SF (50%) Can be Converted Back to Warehouse
- See Next Page For EXISTING Lab Improvement Details
- Lease Rate: \$1.65/SF NNN

## 2ND FLOOR



## 1ST FLOOR

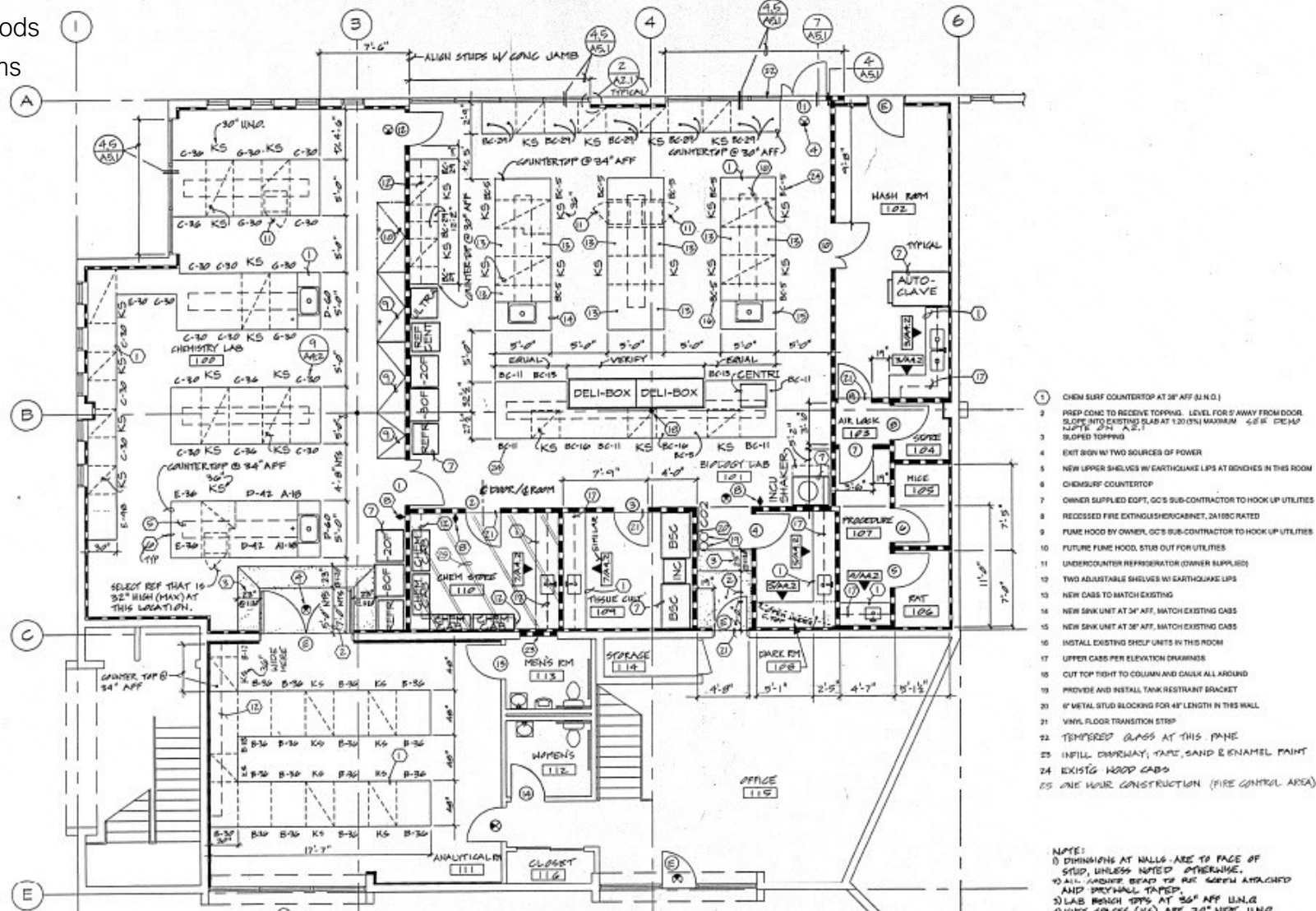




# FLOOR PLAN

## 5310 Eastgate Mall: EXISTING Lab Improvements

- Chemical & Biological Lab Space
- De-Ionized Water Treatment System
- Built-in Counters with Cabinets and Sinks
- Three (3) Chemical Fume Hoods
- HEPA Filtration HVAC Systems
- 6' x 6' Walk-In Freezer
- Deli-Box Cooler
- Auto-Clave

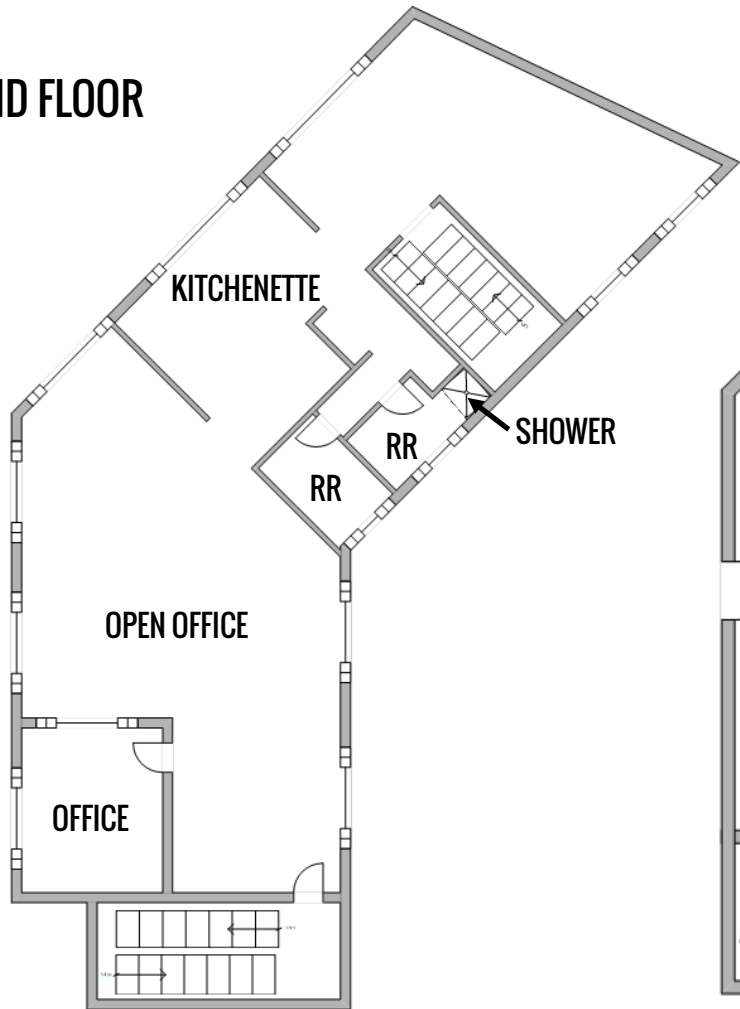


# FLOOR PLAN

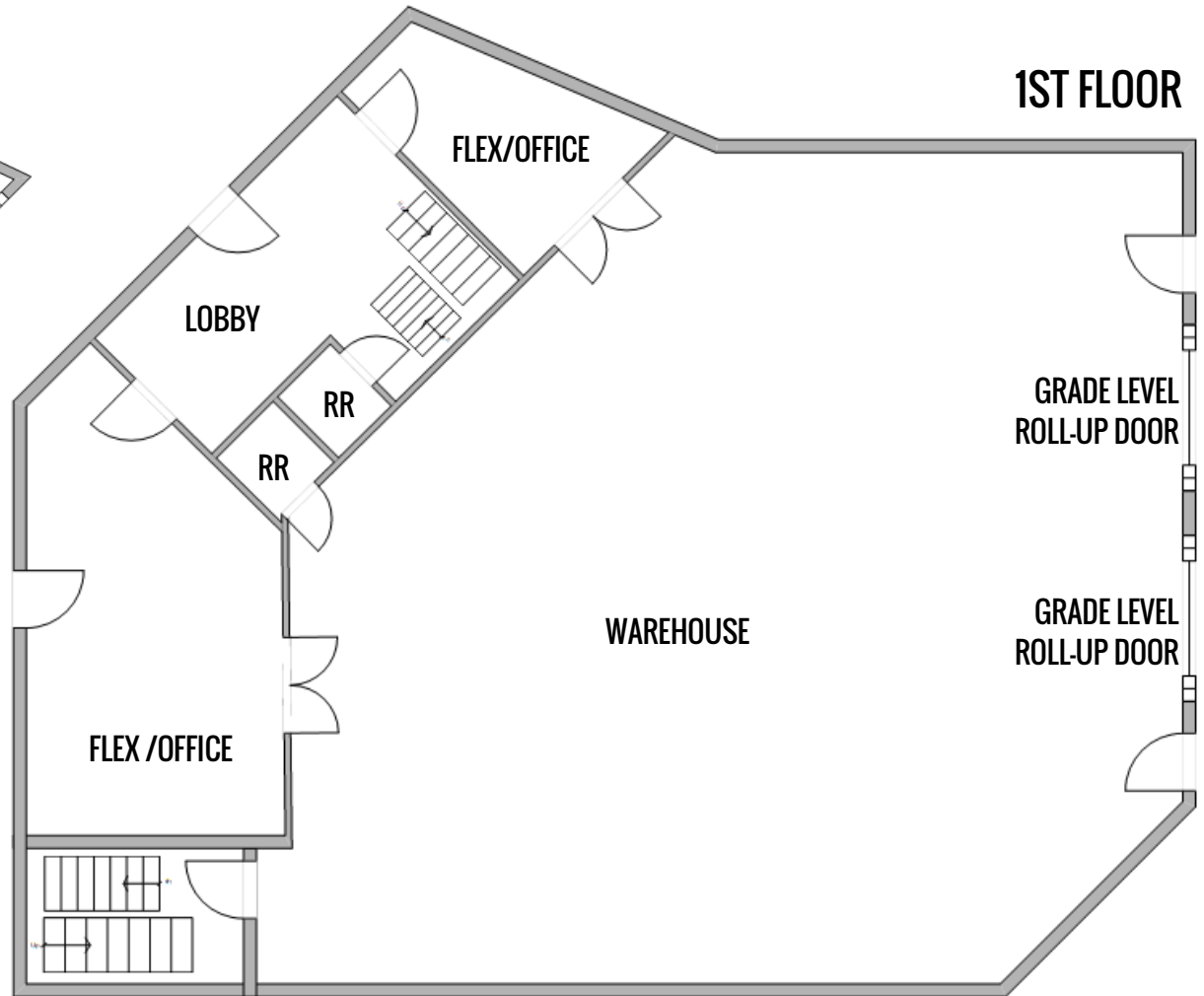
## 5320 Eastgate Mall: ± 9,000 SF Industrial / Flex Space

- 2 Grade-Level Roll-Up Doors, 4 Restrooms (Including Shower), Kitchenette
- Office: ± 3,840 SF (43%)
- Warehouse: ± 5,160 SF (57%)
- Lease Rate: \$1.15/SF NNN

### 2ND FLOOR



### 1ST FLOOR





# FLOOR PLAN

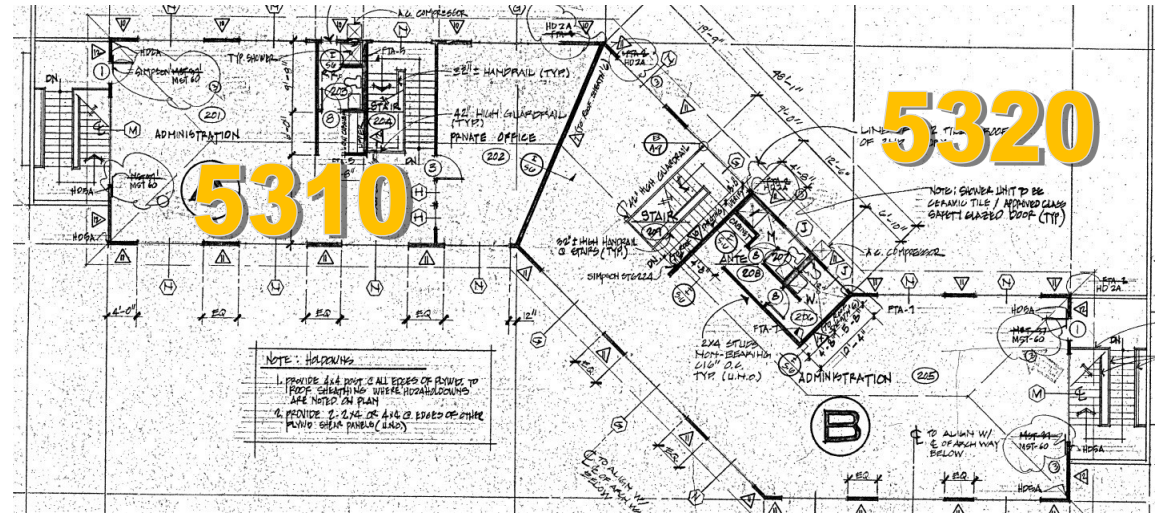
## Entire Building:

± 16,072 SF Industrial / Flex / Lab

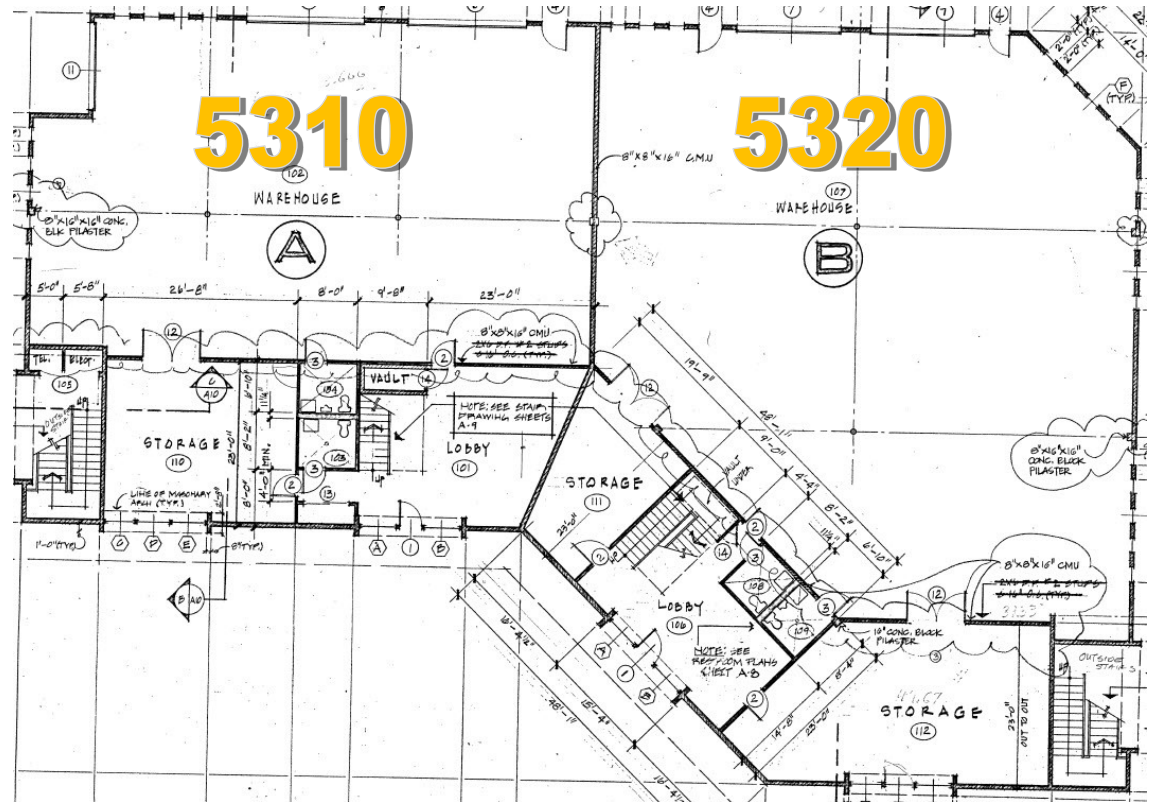
- 2-4 Grade-Level Roll-Up Doors
- Potential Dock High Door
- 7 Restrooms (Including Shower)
- 2 Kitchenettes
- Office: ± 7,232 SF (45%)
- Warehouse: ± 5,303 SF (33%)
- HVAC Lab: ± 3,535 SF (22%)
- Lease Rate: \$1.37/SF NNN

\*Floor Plans Not Fit to Scale; for Reference Purposes Only.

2ND FLOOR



1ST FLOOR





# SITE PLAN



SECURED PARKING AREA



± 7,000 SF Secured Parking With 2 Gates

OLSON DRIVE

EASTGATE MALL



# LOCATION

