



2110 RUTHERFORD ROAD

CARLSBAD, CA



ONLY AVAILABLE "MOVE-IN" READY LAB OFFERING IN NORTH SAN DIEGO COUNTY



High image
Life Science
Headquarters



Existing wet lab
improvements



"Plug & Play"
opportunity



Prestigious
Carlsbad Research
Center location



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PROPERTY OVERVIEW

PROPERTY ADDRESS	2110 Rutherford Road, Carlsbad, CA
PROPERTY DESCRIPTION	Single-tenant life science headquarters
TOTAL SQUARE FEET	±61,618 SF • First Floor ±46,569 SF • Mezzanine Office ±15,802 SF
YEAR BUILT	1987
TOTAL ACRES	2.88 Acres
ZONING	C-M (Office, Light Industrial, R&D)
CLIMATE CONTROLLED	HVAC 100%
POWER	3,000 AMPs 480Y/277 V 3-phase (verify)
CLEAR HEIGHT	26'
PARKING	207 Stalls (3.31/1,000)
GRADE LEVEL	Loading 1

2110
RUTHERFORD RD

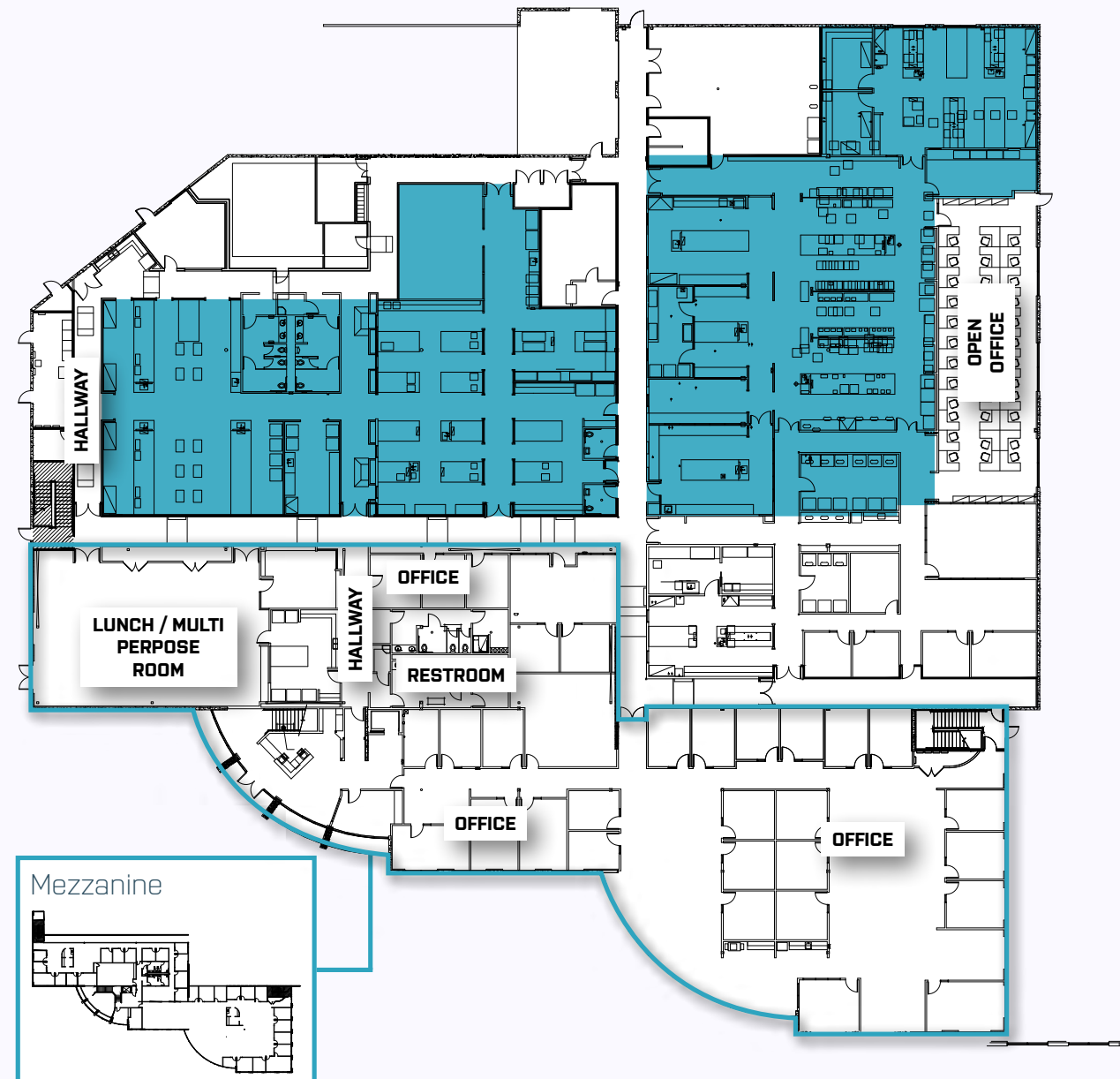


SITE PLAN



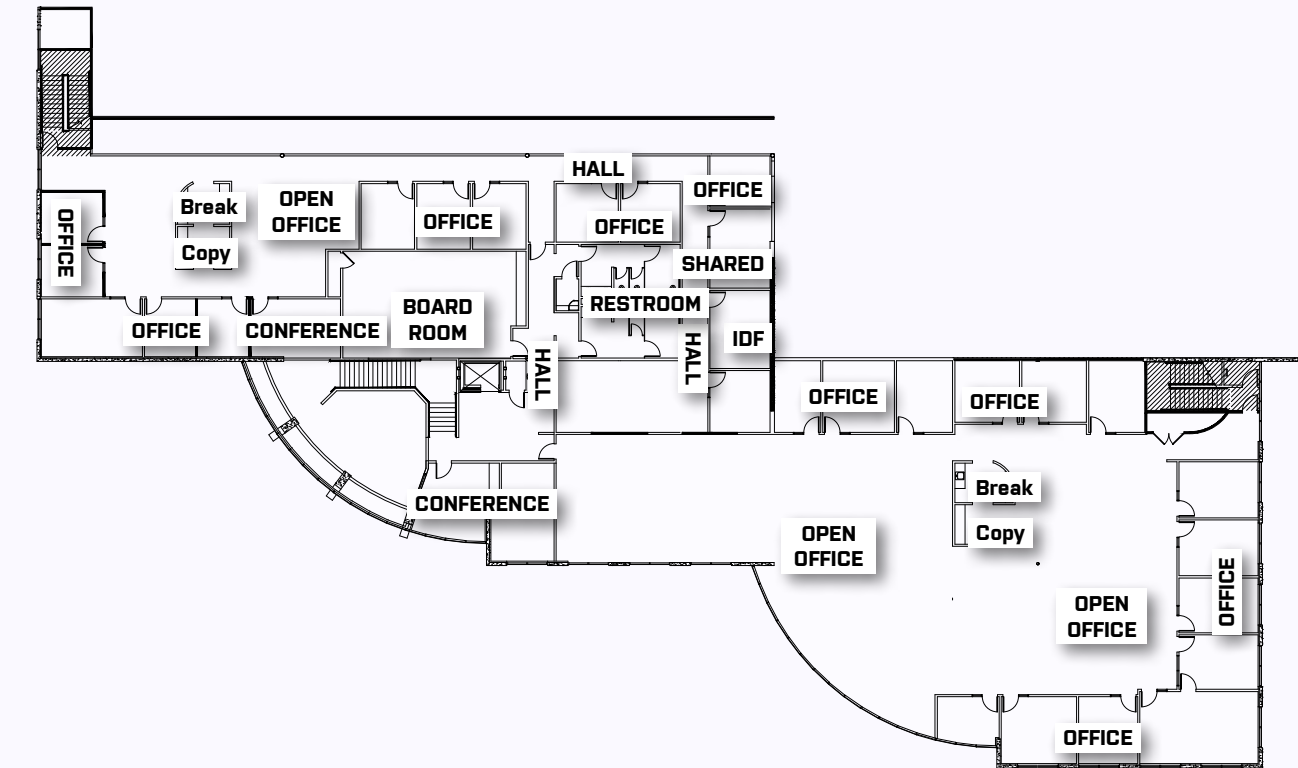
1ST FLOOR FLOORPLAN

EXISTING WET LAB
IMPROVEMENTS



2ND FLOOR MEZZANINE

OFFICE



LAB OVERVIEW

LAB EQUIPMENT

- Laboratory Vacuum System
- RODI Water Filtration System
- Laboratory Gas Delivery System
- Existing Fume Hoods
- Humidification Boiler System
- Existing Constant Air Volume
- Exhaust Fans
- Backup generator

BACKUP GENERATOR

Detroit Diesel Internal Combusting Engine, 490 HP Model, with Turbo Charger. Drives an Electrical Emergency Generator Rated at 300KW.

HVAC EQUIPMENT

- ONE**
24-16 Ton Trane HVAC Unit
- SEVEN**
14 Ton Trane HVAC Units
- NINE**
12 Ton Trane HVAC Units
- EIGHT**
8 Ton Trane HVAC Units
- THREE**
6 Ton Trane HVAC Units
- ONE**
5 Ton Trane HVAC Units







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RUTHERFORD RD



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