

FOR SALE OR LEASE  
Corporate Office/R&D, Lab Space & Warehouse



# 13695 RIDER TRAIL NORTH

Lease: \$14.95 - \$16.00/SF, NNN  
10,000 - 40,119 SF



## CONTACT:

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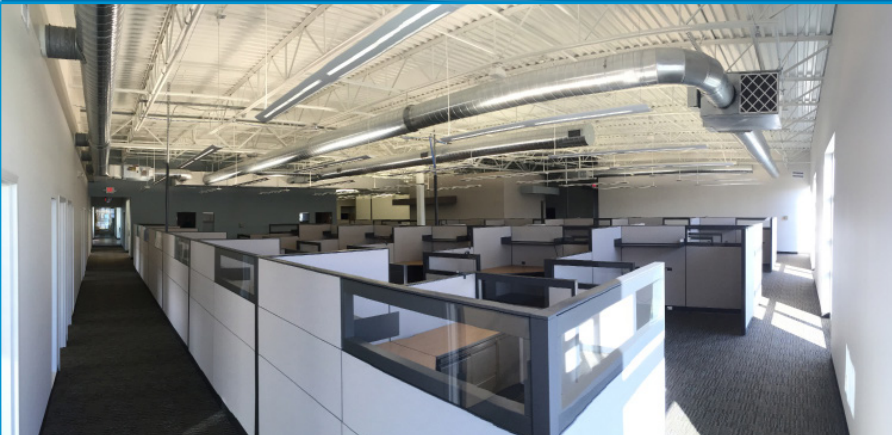
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## Property Highlights

- › Corporate offices/R&D, lab space & warehouse
- › Constructed in 2009
- › “Turn-Key” with furniture and equipment included
- › 18,683 SF Corporate Office
- › Lab space and clean rooms totaling 7,060 SF
- › 14,376 SF air conditioned warehouse with floor drains
- › 1000 amp electric service
- › 102 parking spaces (expandable to 200)
- › 1 loading dock
- › 2 drive-ins

## For Sale or Lease

- › 10,000 - 40,120 Square Feet
- › **LEASE RATE:** \$14.95 - \$16.00/SF, NNN
- › **SALE PRICE:** Contact brokers for more information



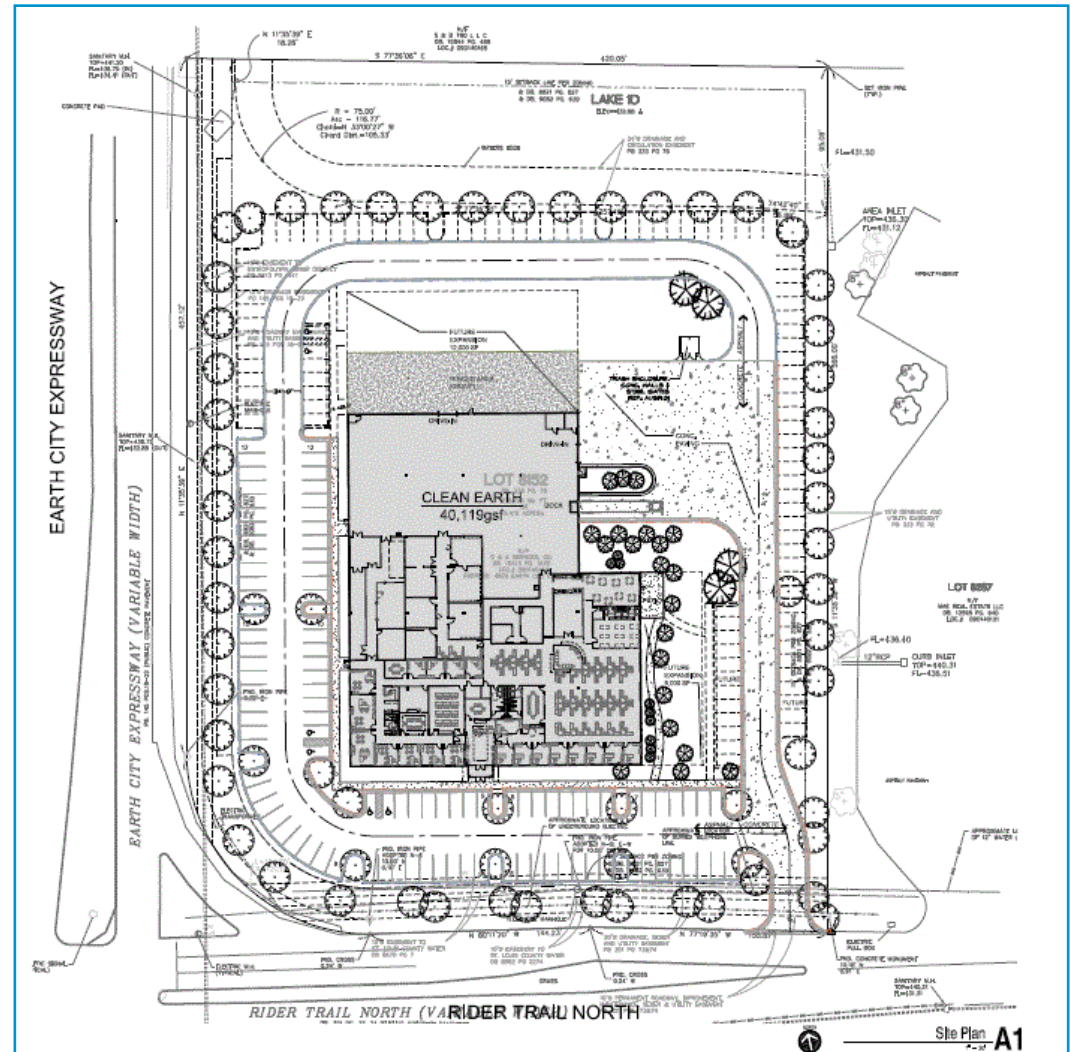
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## Additional Features

- › Chemical storage room
- › 2 fume hoods with a location for a future biosafety cabinet
- › Rough-ins for compressed air, natural gas, 2 nitrogen, hydrogen and helium
- › Natural gas drops to several rooms
- › Wet sprinkler system
- › SCI Facility (SCIF) 900 SF, which includes special wall construction, doors, and locks along with the card key system. The SCIF is monitored and meets DSS requirements.
- › 2 independent clean rooms
- › Building divided into security zones with card key access
- › Fenced outside storage area
- › Building expandable by additional 12,000 SF

## Property Certifications

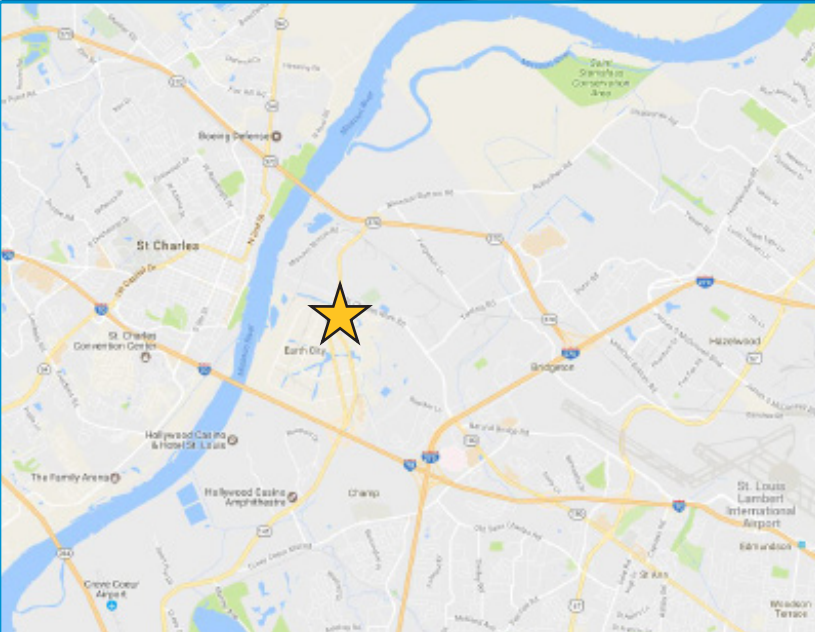
- › Registered as an EPA establishment
- › Approved as a secure facility by the Defense Security Service (DSS)
- › License from ATF for certain materials



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