



20430 CENTURY BOULEVARD

Lab Ready for R&D and Manufacturing

- 32,190 SF; Single-Story
- 5 Loading docks – 48 in. high; Accommodates 53 Ft. tractor trailer
- Column Spacing – Typical Bay Size 40'x30'
- 1st Floor load – 100 Lbs./SF; Roof structure floor load – 55 Lbs./SF
- Slab Heights – 20' 7" Clear at the center of the building; 19' 5" Clear on front & rear of the building; 17' to underside of roof trusses



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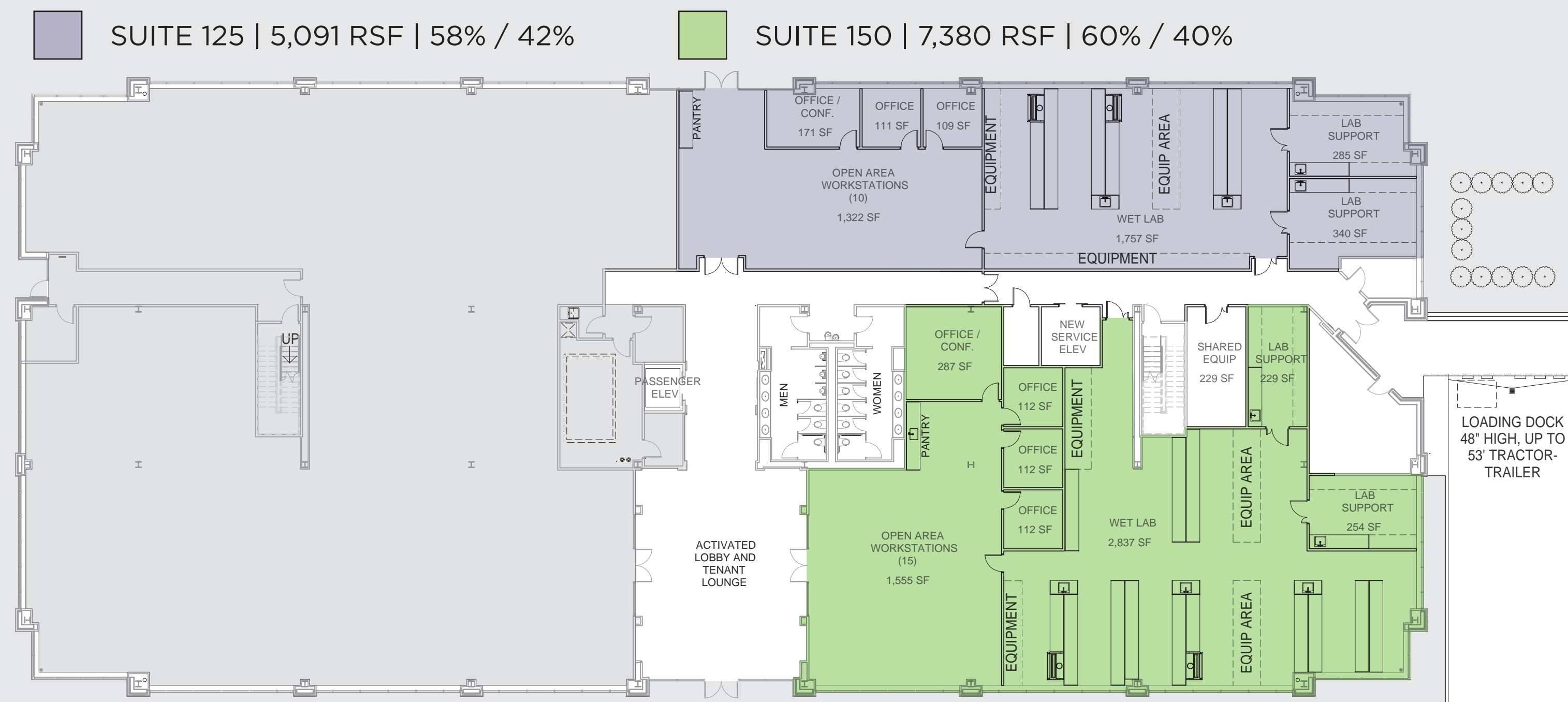
Spec Lab Opportunities – 2,500-7,000 SF

- 51,691 SF; Two-Story
- 1 Loading dock 48 in. high; Accommodates 53 Ft. tractor trailer
- Column spacing – North and south exterior walls 30' x 39'6"; Middle of building 30' x 28'
- 1st Floor load – 100 Lbs./SF; 2nd floor load – 80 Lbs./SF; Roof structure floor load – 55 Lbs./SF
- Slab heights – 15' Clear to underside of deck; 14' to underside of structural beams
- New service elevator with proximity to loading dock

FULL BUILDING | 32,190 RSF | SINGLE-STORY



20440 CENTURY BOULEVARD | Spec Lab Opportunities - 2,500-7,000 SF



SECOND FLOOR

