



GALVESTON DR
redwood city



FOR SUBLEASE

Turnkey Fully-equipped Pilot Plant Facility with Warehouse and Office Space
10,356 RSF - 8/31/25 LED



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BUILDING INSIGHT / 10,356 RSF • 8/31/25 LED (additional term available)

-  Turnkey Fully-equipped pilot plant facility with warehouse and office space
-  Ideal for food-tech production or small molecule bioprocessing in volumes ranging from 200-5,000L
-  Space can be expanded to include up to 31,236 rsf of contiguous and fully built-out high quality office and lab space for a total of 41,592 rsf
-  The Premises includes office space, conference room, kitchen/break room, processing rooms with epoxy floors and floor drains, warehouse space, a utility room, an external utility yard, multiple walk-in cold rooms, a walk-in freezer and a loading dock with roll-up door
-  The facility adheres to all food-grade standards and is equipped with state-of-the-art machinery suit- able for protein and small molecule bioprocessing

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EQUIPMENT SUMMARY

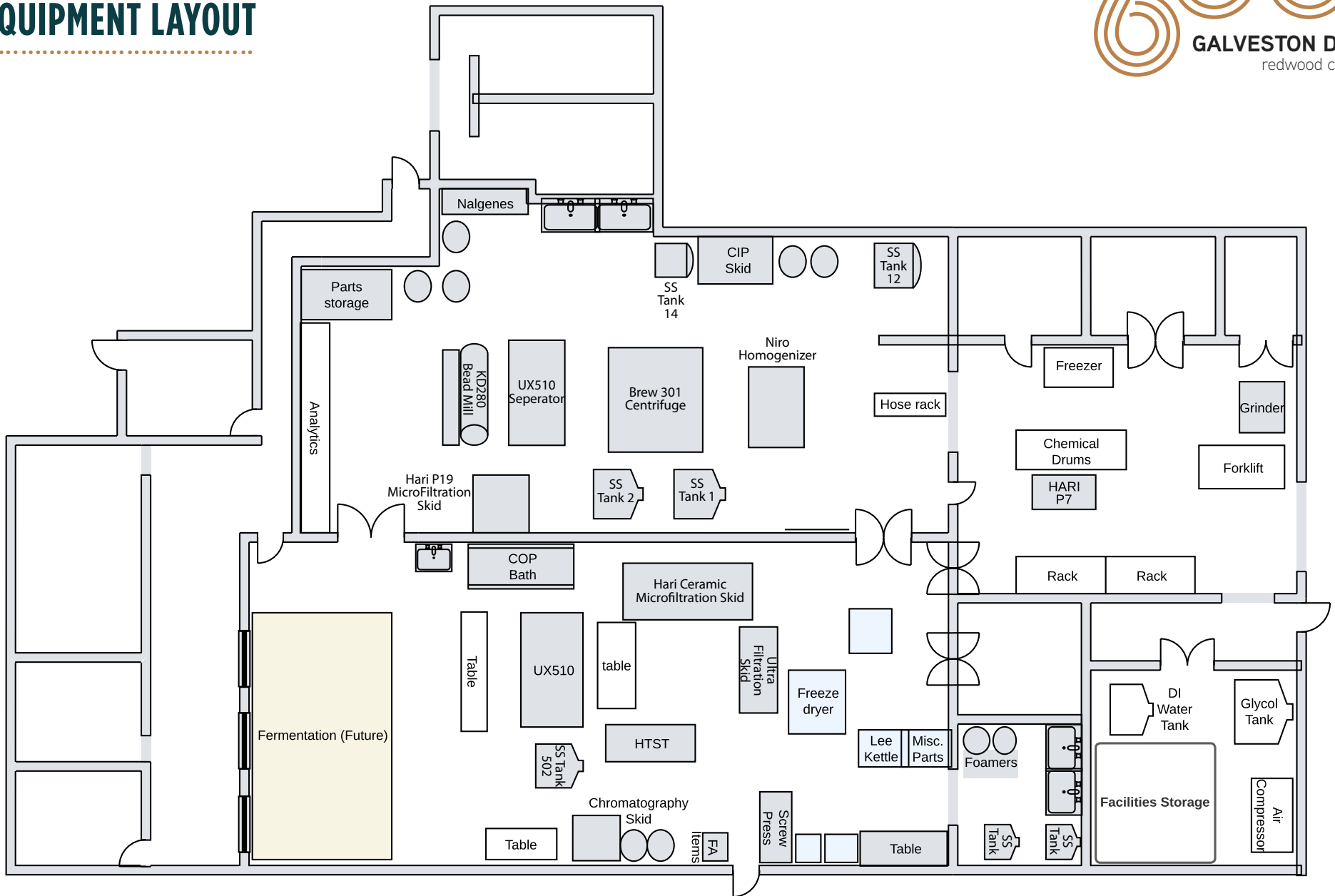
The in-place equipment includes mechanical lysis, centrifugation, ceramic and hollow fiber membrane tangential flow filtration (MF, UF, some NF), heat treatment, chromatography, liquid mixing, liquid dosing and storage equipment. The equipment range allows processing volumes from 200-5,000L, catering to various applications. The facility also houses office space, a break room, and a conference room, all maintained in excellent condition. Complete equipment list available upon request.

Note: The space can also be delivered with a brand new pilot fermentor that will be ready for delivery in Q2 2024. It includes a seed fermentor (120L), main fermentor (1,200L working volume), dextrose tank, a continuous sterilizer, CIP skid, and utilities skid. This fermentor system can accommodate 2 simultaneous feeds and the fermentors support OUR up to 200 mmol/L-hr. The facility is equipped to run fermentation and DSP, which are critical for process development and scale up.



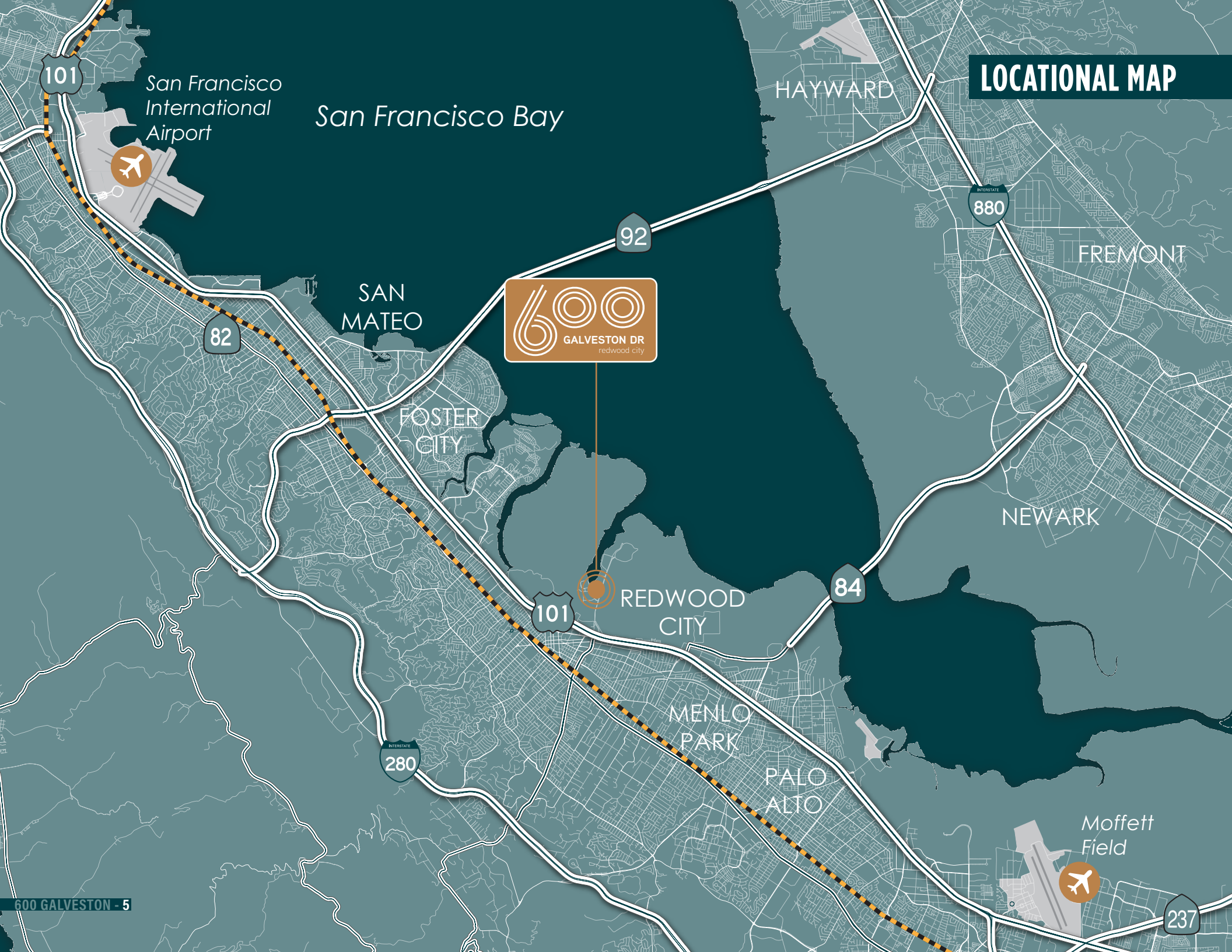
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EQUIPMENT LAYOUT



Protein DSP equipment

LOCATIONAL MAP



101

San Francisco
International
Airport

San Francisco Bay

HAYWARD

92

880

FREMONT

82

SAN
MATEO

600
GALVESTON DR
redwood city

FOSTER
CITY

NEWARK

101

REDWOOD
CITY

84

MENLO
PARK

PALO
ALTO

280

Moffett
Field

237

PILOT PLANT PHOTOS

RODI WATER SYSTEM AND TANK



PROCESS FLOOR EQUIPMENT



PROCESS FLOOR EQUIPMENT



WAREHOUSE



WASTE NEUTRALIZATION SKID



OFFICE PHOTOS



AERIAL PHOTOS



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