



Building Type:	Office, Warehouse & Distribution, Research & Development
Available SF:	66,254
Total SF:	66,254
Year Built:	2008 2018 (renovated)
Sale Price Note:	Subject to Offer
Last Updated:	May 6, 2025

Realtor/Owner Contact

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Property and Area Description

Coldwell Banker Commercial Devonshire Realty (CBCDR) and Cushman & Wakefield are proud to offer for Sublease this High Tech and State-of-the-Art manufacturing, office, lab, and data center building (possible). The original buildings (1604 & 1606A) were completed in 2008 and further renovated in 2018 when 1606B & 1608 Rion Dr were constructed. The complex is comprised of four (4) buildings and consists of a total of 66,254 SF (divisible). 1604 Rion is a flex building that is 10,800 SF and consists of 6 condos that were being used for cleaning, maintenance, and warehousing for the former tenant. The east most condo (1,800 SF) is not included and is owned separately, thus 9,000 SF is available in this building. 1606A Rion is a flex building that is 14,400 SF and consist of 8 condos that were being used as 2 clean rooms and part/material staging. 1606B Rion is a clean room building consisting of 17,888 SF that has 15,000 SF of clean rooms (6 clean rooms, 5 ballroom ISO clean rooms and an ISO 6 clean chase/corridor). 1608 Rion Dr is a Two-story class A 24,966 SF administration (office) building. The complex entails multiple overhead doors, 15 Mega Watt power with Redundancy and UPS, 120 parking stalls and is in great condition. The current lease runs through 2/28/2036 and the Sublease rent is “Subject to Offer”.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown