



# NEWBURY BUSINESS PARK

3525-3543 OLD CONEJO ROAD,  
NEWBURY PARK, CA 91320

## FOR LEASE



# PROPERTY HIGHLIGHTS



**SINGLE-STORY BUILDINGS**

**12 TO 14 FT WAREHOUSE HEIGHT**

**WAREHOUSE ACCESSIBLE BY  
VEHICLE, CLEARANCE: 10 FT**

**FLOOR TO CEILING WINDOWS IN  
SOME UNITS**

**FREE UNCOVERED PARKING**

**IN-UNIT BATHROOM**

**VISIBLE FROM FREEWAY**

**GATED DRIVEWAYS/ENTRANCES  
ON WEEKENDS AND AFTER  
BUSINESS HOURS**

**MINIMUM 1-YEAR LEASE,  
INDUSTRIAL GROSS**

**HIGH SPEED INTERNET  
AVAILABILITY WITH FRONTIER  
AND SPECTRUM**

# PROPERTY AVAILABILITIES

3525 - 3543 Old Conejo Road, Newbury Park, CA 91320



BUILDING/SUITE	SQ.FT	MONTHLY RENT	AVAILABILITY
4-106	±2,519 SF	\$3,905 per month	Immediate
5-115	±2,525 SF	\$3,914 per month	Immediate
7-102B	±2,160 SF	\$3,348 per month	July 2026

\*\*\* Common Area Maintenance Fee - \$0.10 psf per month



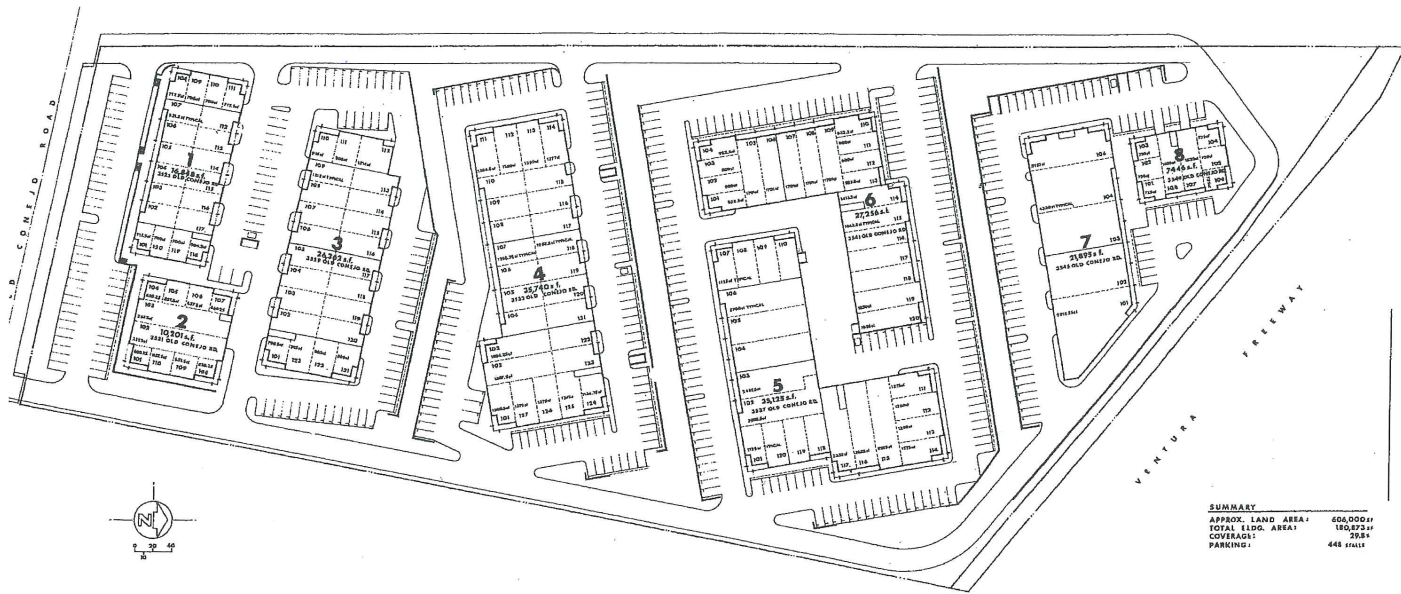
# AERIAL OVERVIEW

**N** NEWBURY  
BUSINESS  
PARK



**N** NEWBURY  
BUSINESS  
PARK

# SITE PLAN



NEWBURY BUSINESS PARK

## NEWBURY BUSINESS PARK

3525	1
3521	2
3529	3
3533	4
3537	5
3541	6
3543	7
3547	8

EXHIBIT "A"  
 Please initial



# NEWBURY BUSINESS PARK



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This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.