



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

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BUILDING/SUITE	SQ.FT	MONTHLY RENT	AVAILABILITY
4-102	±3,150 SF	\$5,512 per month	July 2026
7-102B	±2,160 SF	\$3,780 per month	July 2026

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



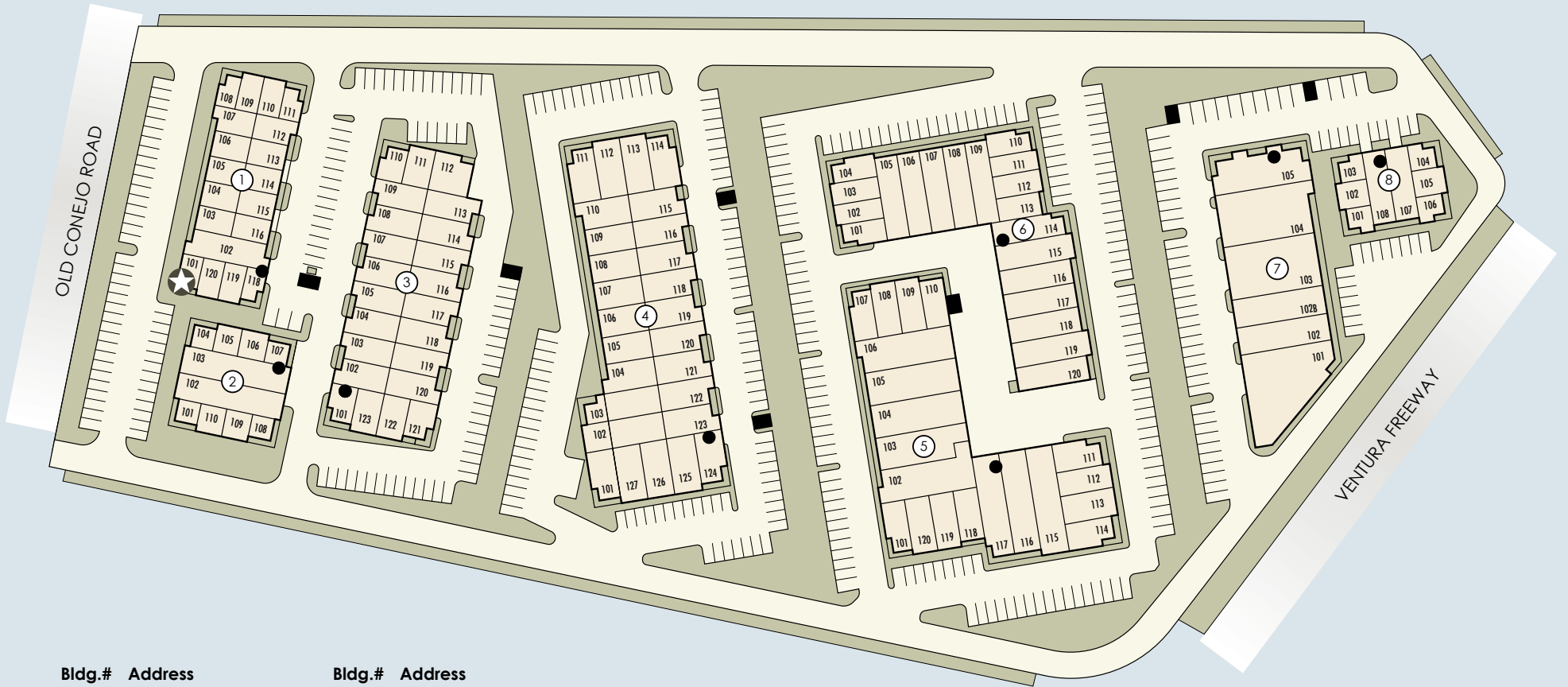
AERIAL OVERVIEW

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BUSINESS
PARK






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BUSINESS
PARK

SITE PLAN



Bldg.#	Address	Bldg.#	Address
1	3525 Old Conejo Rd.	5	3537 Old Conejo Rd.
2	3521 Old Conejo Rd.	6	3541 Old Conejo Rd.
3	3529 Old Conejo Rd.	7	3543 Old Conejo Rd.
4	3533 Old Conejo Rd.	8	3547 Old Conejo Rd.

-  = Leasing Office
-  = Electrical Rooms
-  = Trash Enclosures



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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.