



R&D BUILDING FOR SALE OR LEASE 26010 MUREAU RD.

CALABASAS, CA 91302

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

ENTIRE BUILDING AVAILABLE

36,670 RSF
AVAILABLE

2 STORY
R&D CONVERSION

LEASE RATE
CONTACT BROKER

SALE PRICE
CONTACT BROKER

OPPORTUNITY FOR R&D CONVERSION TWO-STORY OFFICE BUILDING FOR SALE OR LEASE

This two-story office building presents a unique opportunity for conversion into a Research & Development (R&D) facility. The existing structure features a clear height of approximately 14 feet to the second floor, with the potential to remove a portion of the second floor to achieve up to 24 feet of clear height, ideal for racking systems, specialized equipment, or other industrial applications.

As part of the conceptual plan, two roll-up doors could be installed to improve accessibility for loading and unloading. While this R&D conversion has not yet received approval from the City of Calabasas, similar properties within the same association have successfully incorporated roll-up doors, indicating potential feasibility.

Please note that this concept is in the preliminary stages and any proposed modifications would be subject to approval by the City of Calabasas and compliance with association guidelines.

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FLEXIBLE R&D CONVERSION OPTIONS

Converting the building to a Research & Development (R&D) facility offers a range of customizable options to suit tenant needs. Square footage would vary depending on how much of the second floor is removed, allowing users to tailor the space based on equipment, workflow, or storage requirements. The existing clear height of approximately 14 feet could be increased to as much as 24 feet, providing ample vertical clearance for racking, machinery, or specialized operations.

There is also potential to add two loading doors, either both at ground level or one ground-level and one dock-high, to accommodate various loading and logistics needs. This flexibility makes the building well-suited for a wide range of R&D, light industrial, or tech-oriented users.

This conceptual plan is for reference only. It is the responsibility of the tenant or buyer to verify with the City of Calabasas whether the addition of loading doors in the locations indicated on this plan is permitted.



26010 Mureau Rd
Calabasas, CA



Logos for businesses in the area:

- erewhon universal
- Jersey Mike's SUBS
- BCBC NAIL SPA
- Furn Sai
- HOME consignment
- SUSHI NISHI calabasas
- SALON PUUVO
- Exer
- MATHNASIUM

Logos for businesses in the area:

- Albertsons
- Starbucks COFFEE
- Jack in the box
- McDonald's
- Sinclair
- Domino's
- Pharmacy
- Mobil
- ExpressLube
- SHARKY'S WOODFIRE MEXICAN GRILL
- Mediterranean PITA GRILL
- Abbyson LIVING
- 7 ELEVEN
- Shell
- Chevron
- UPS The UPS Store
- SUBWAY
- Honami
- Fantastic Sams HAIR SALON
- CAMBRIA hotels

A. County Sheriff

Community Center

Malibu Hills Rd

Calabasas SELF STORAGE

Calabasas Hills Rd

Lost Hills Rd

PEPPERDINE

Horizons

Agoura Rd



VENTURA FWY

Las Virgenes Water District

Las Virgenes Unified School District

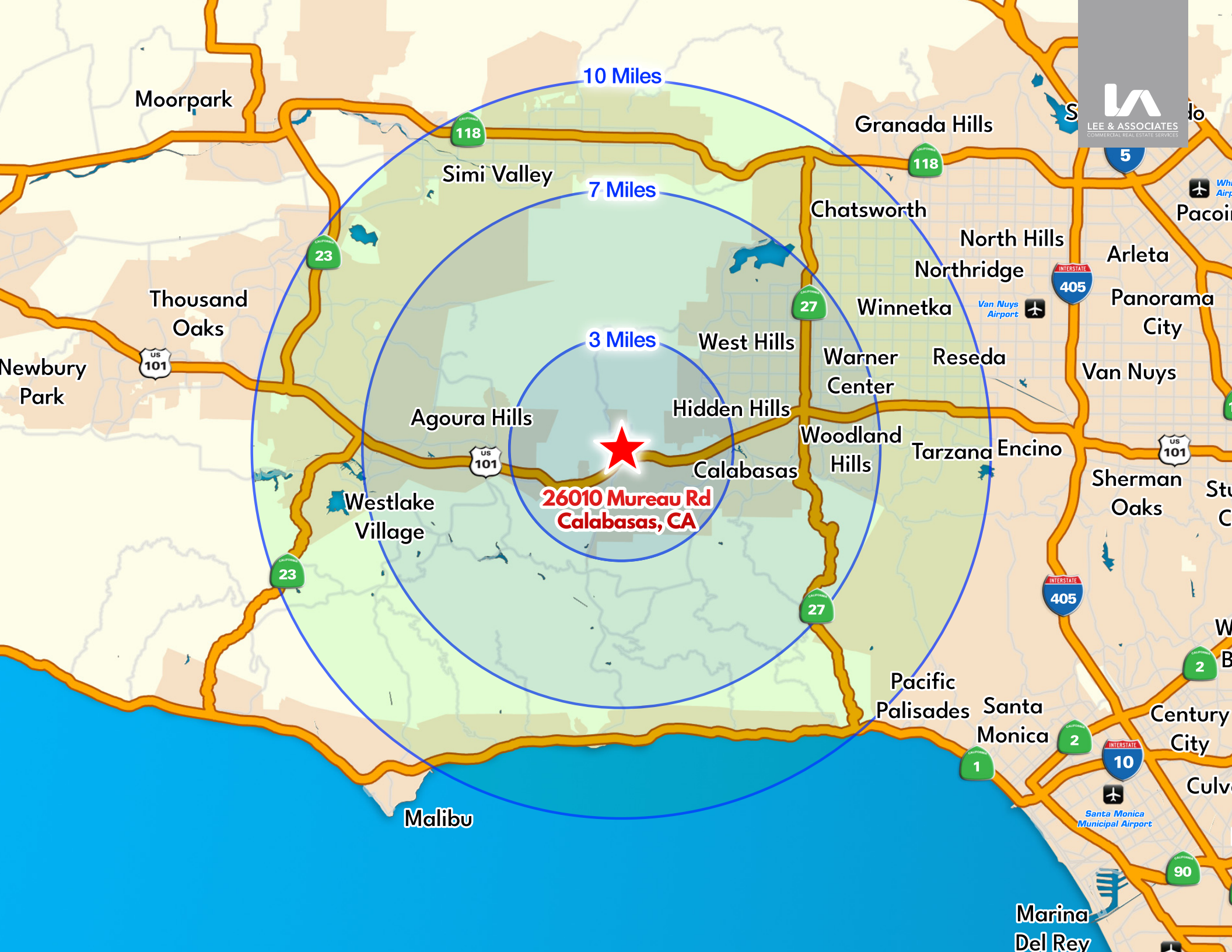


26010 MUREAU RD
CALABASAS, CALIFORNIA

VENTURA FRWY (US 101)

MUREAU RD







**FOR MORE
INFORMATION,
PLEASE CONTACT**

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