



Fenced and Secure Yard Area
Terrific Access to 101 Freeway
Immediate Access to Amenities



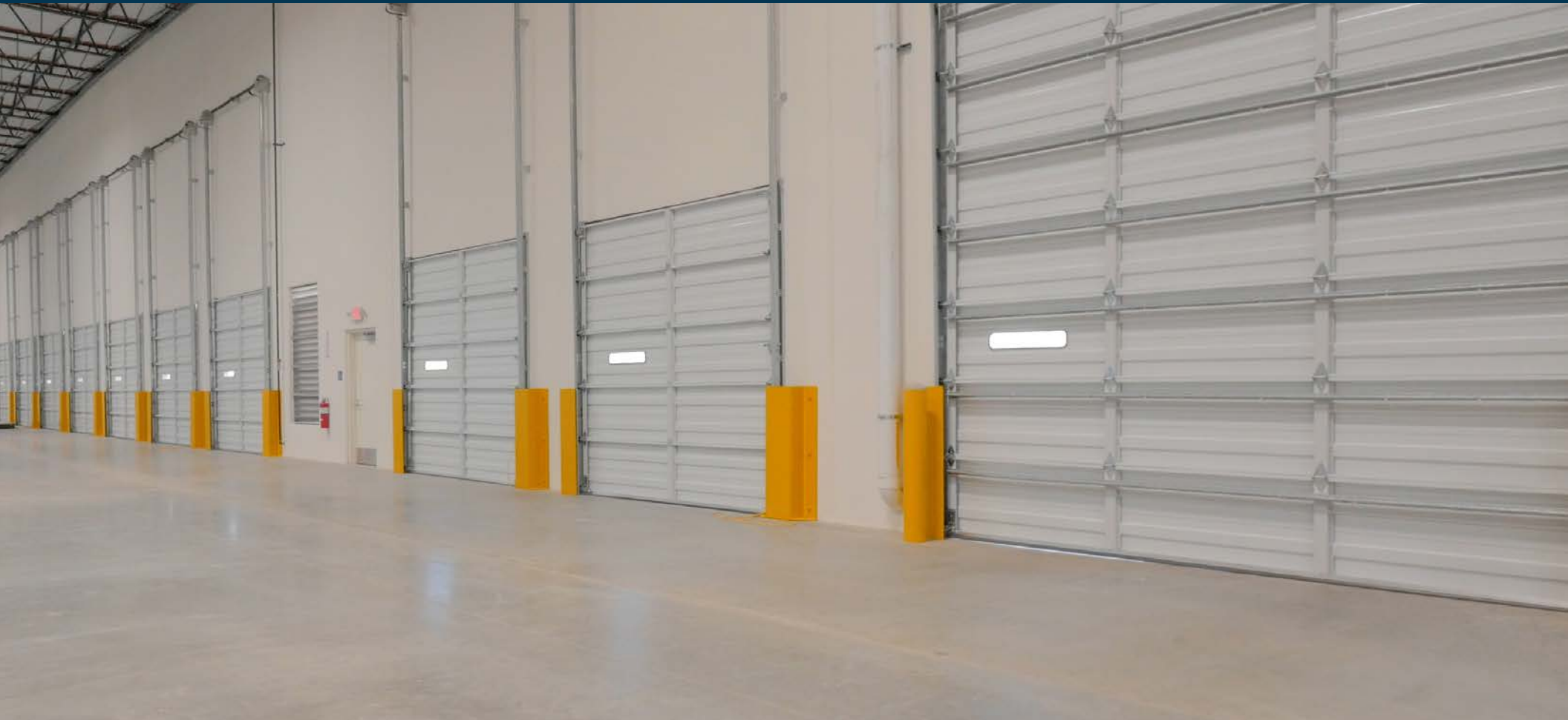
55,714 SF INDUSTRIAL UNIT FOR LEASE

UNMATCHED IMAGE | HIGHLY DESIRABLE THOUSAND OAKS LOCATION

2455 Conejo Spectrum Street, Unit 200 | Thousand Oaks, CA 91320

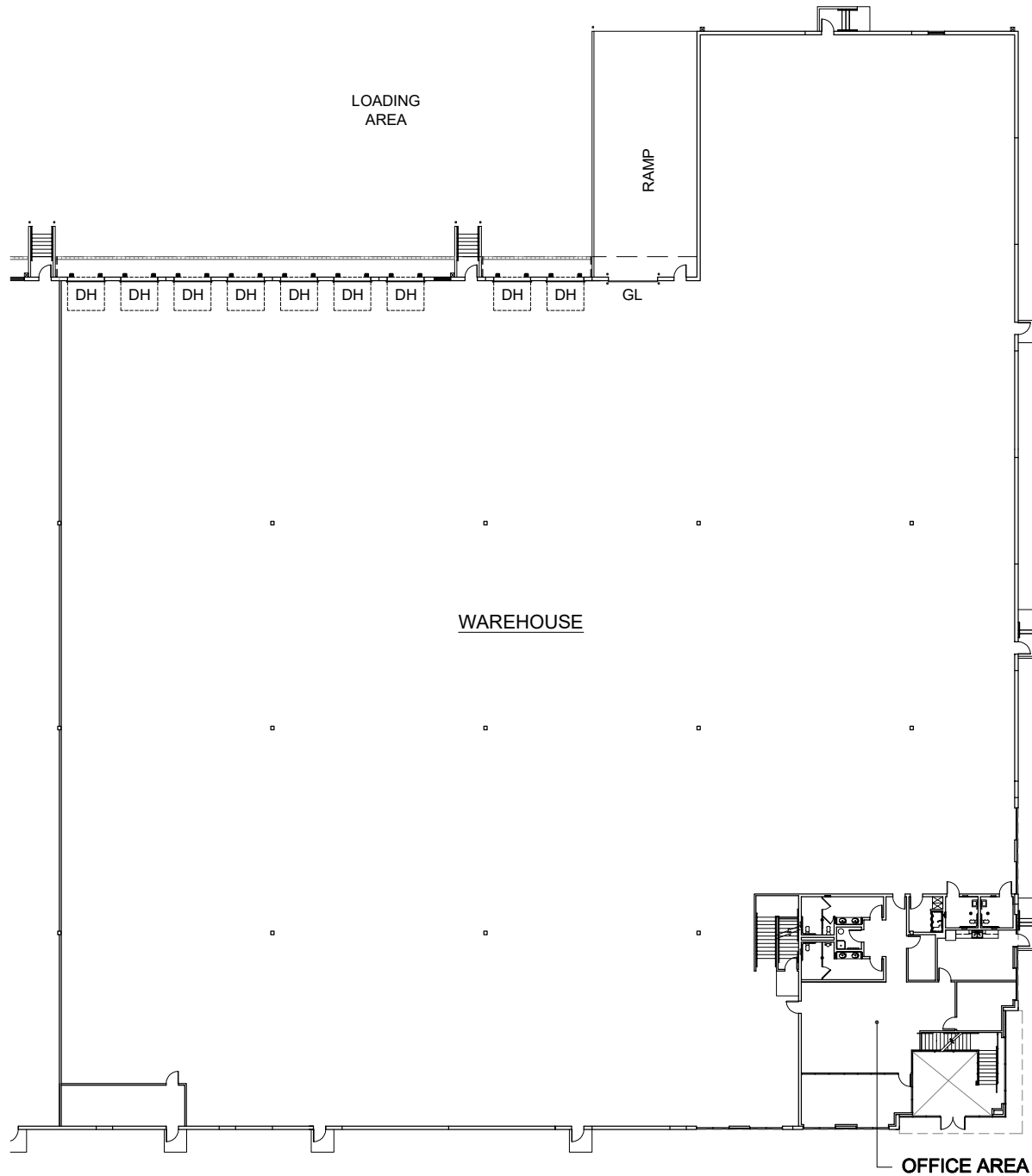


NEWMARK



PROPERTY HIGHLIGHTS

- 55,714 SF
- 5,483 SF Office Space; 2,448 SF Finished Mezzanine
- 30-Foot Clear Height
- 9 Dock High Doors
- 1 Ground Level Loading Door
- Up to 1200 Amps, 277/480 Volts
- 77 Parking Stalls (1.38 / 1,000)
- ESFR Sprinklers
- M1 Zoning
- Fenced and Paved Yard Area
- Immediate Access to Amenities and Open Space
- \$1.39 NNN per Square Foot (OpEx \$0.31 psf)

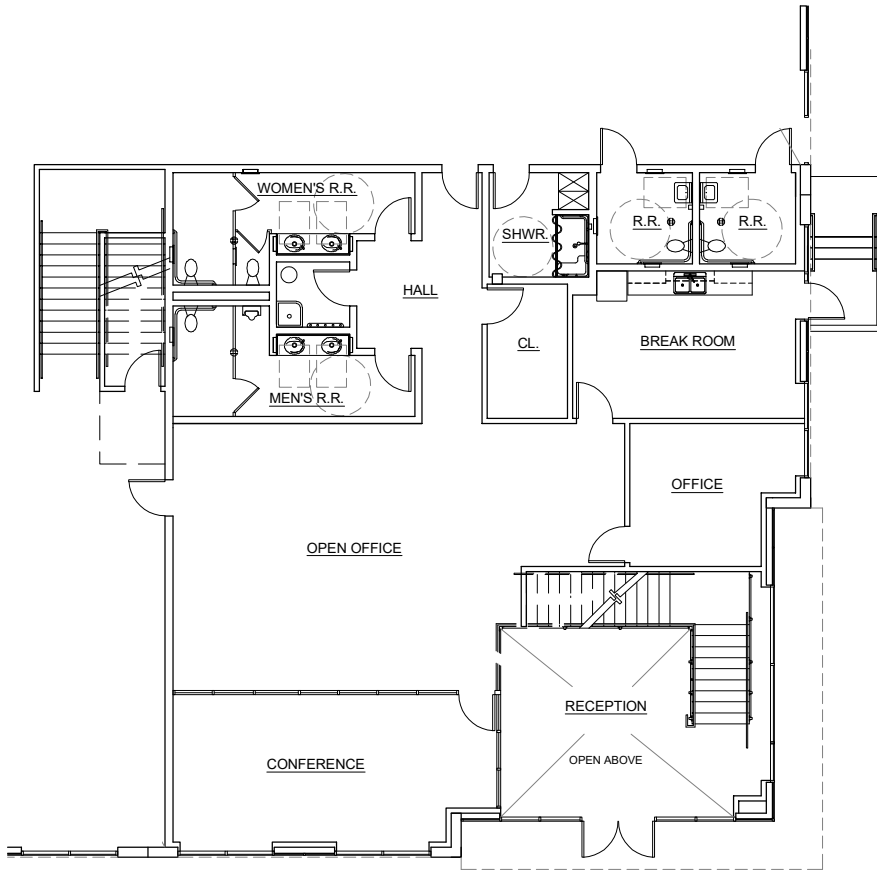


WAREHOUSE
±50,231 SF

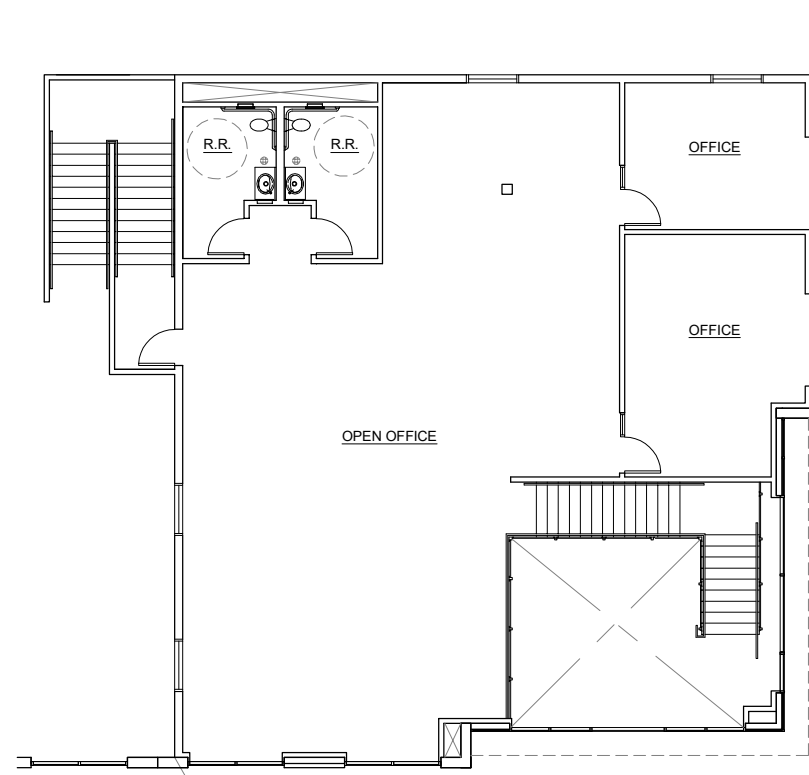
OFFICE
±5,483 SF

TOTAL
55,714 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



1ST FLOOR OFFICE
±3,035 SF

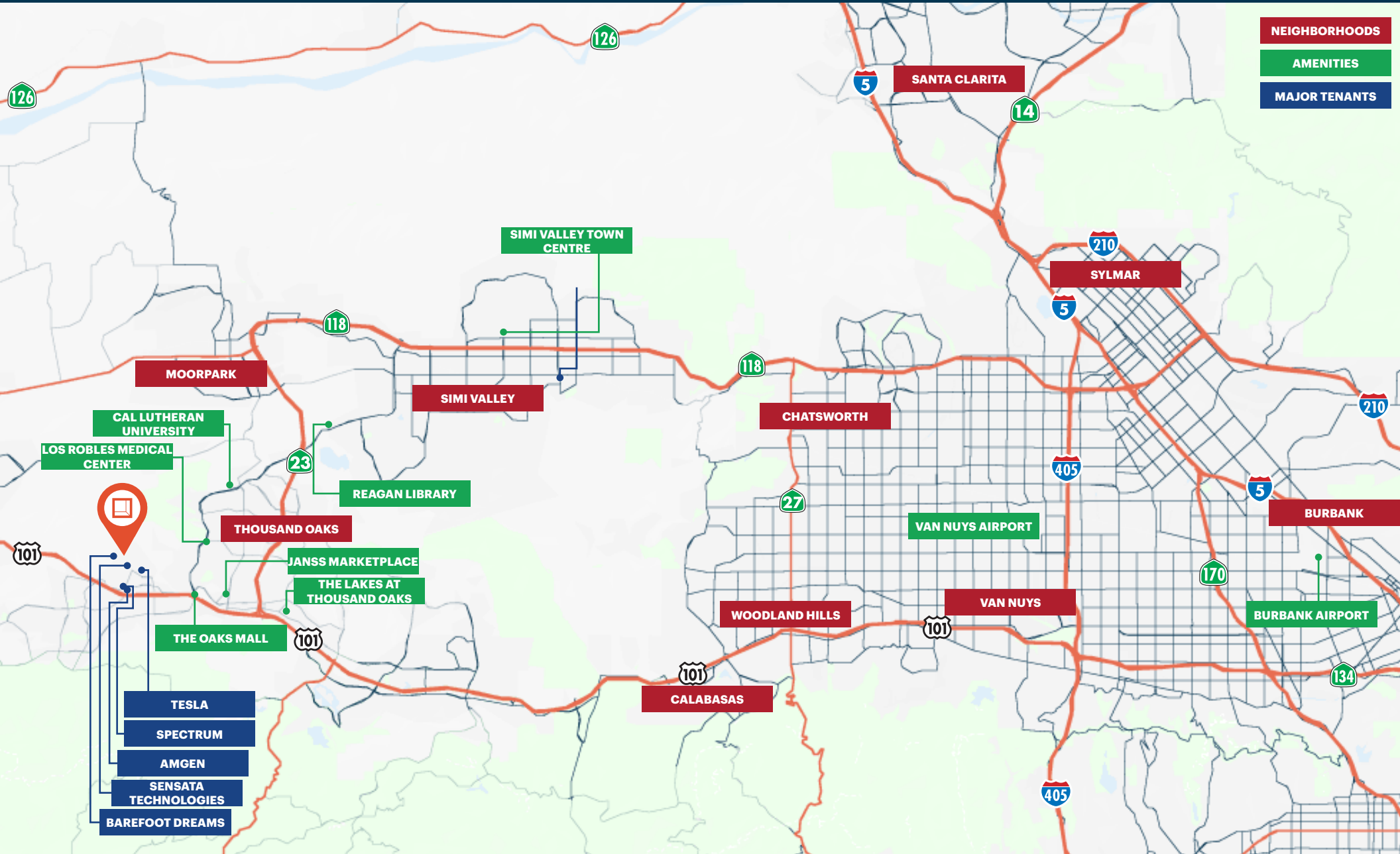


2ND FLOOR OFFICE
±2,448 SF

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Property Location

2455 Conejo Spectrum St., Unit 200



22 Miles
To Port of Hueneme

44 Miles
To Burbank Hollywood
Airport

50 Miles
To Downtown Los
Angeles

**US-101, SR-23,
SR-118**
Immediate Access
and Close Proximity



**Rexford
Industrial**

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