

BRAND NEW INDUSTRIAL FOR LEASE OR SALE

1300

LAWRENCE DRIVE

THOUSAND OAKS, CA

[WATCH PROJECT VIDEO](#)



120,290 SF CLASS A INDUSTRIAL
AVAILABLE IN THOUSAND OAKS, CA
Divisible to 53,681 SF

NEWMARK

the offering

Newmark is pleased to present the opportunity to lease or purchase this brand new free standing Class A industrial facility in Thousand Oaks, California. Construction is complete and the building is ready for occupancy.



120,290 SF brand new high image industrial facility; divisible to 53,681 SF



32-foot clear height



±7,886 SF office space (±3,943 SF on mezzanine)



25 dock high doors with dock levelers at every other door

2 ground level loading doors



191 parking stalls
1.64 / 1,000
Up to 3 / 1,000 possible



4000 Amps
277/480 Volts
3 phase



Prominent street frontage on corner of Lawrence Drive and Corporate Center Drive



Fenced concrete rear yard on 6.64 acres M1 zoned site



±1½ miles to 101 Freeway



25 minutes from San Fernando Valley



Abundance of retail amenities within one mile



Highly educated workforce and diverse, skilled labor pool in immediate area

For Lease: \$186,450 NNN per month (\$1.55 per square foot)

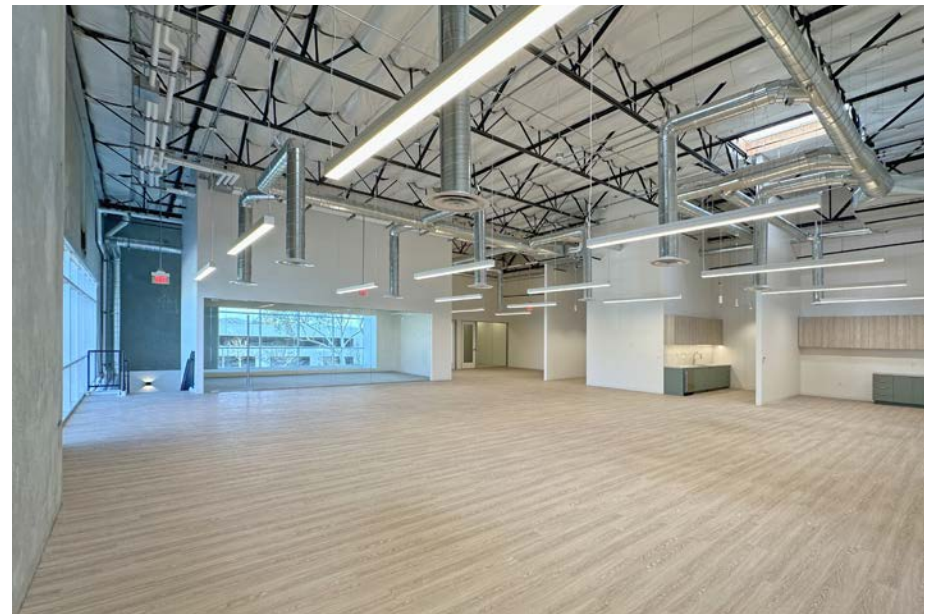
For Sale: price To Be Determined



exterior



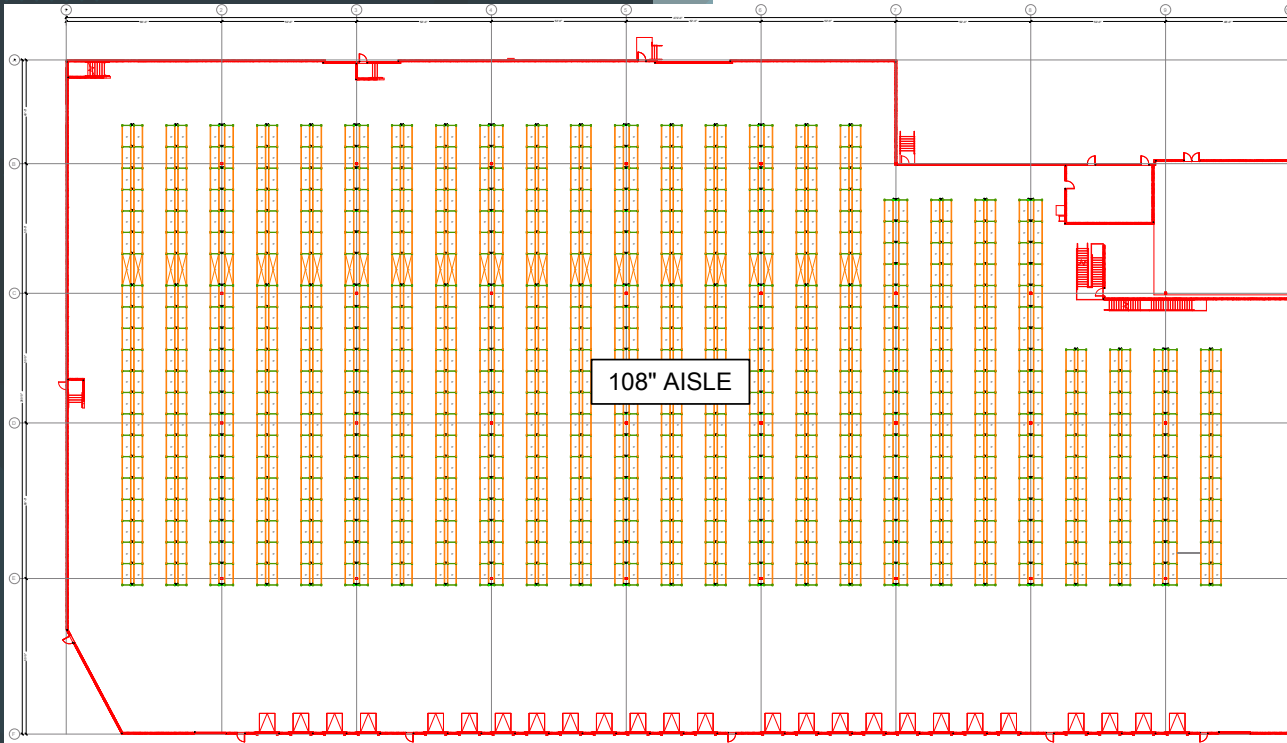
office area



warehouse



racking plan



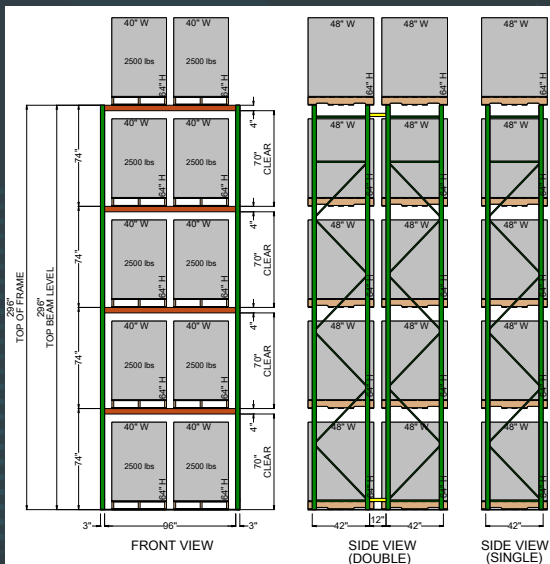
RAYMOND WEST
INTRALOGISTICS SOLUTIONS

CONTACT: Greg Hanoian

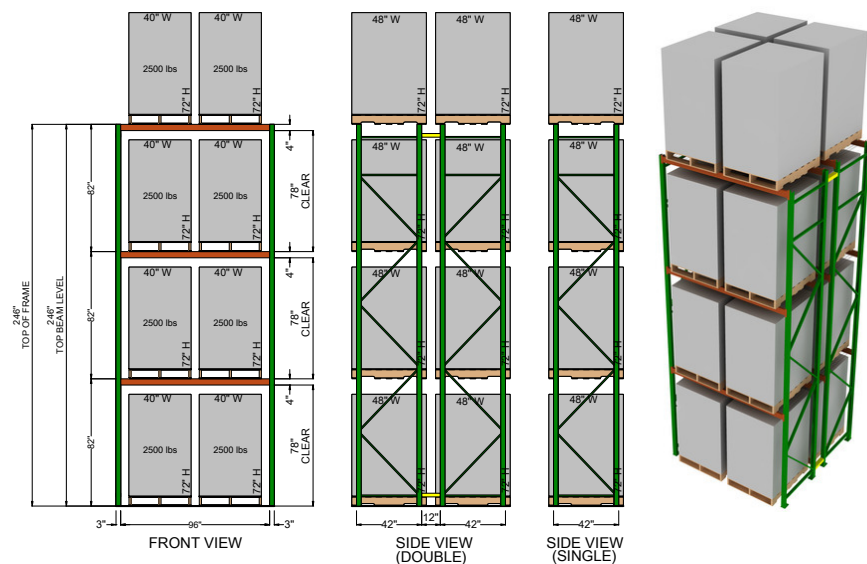
PHONE: 562-477-5891

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No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.



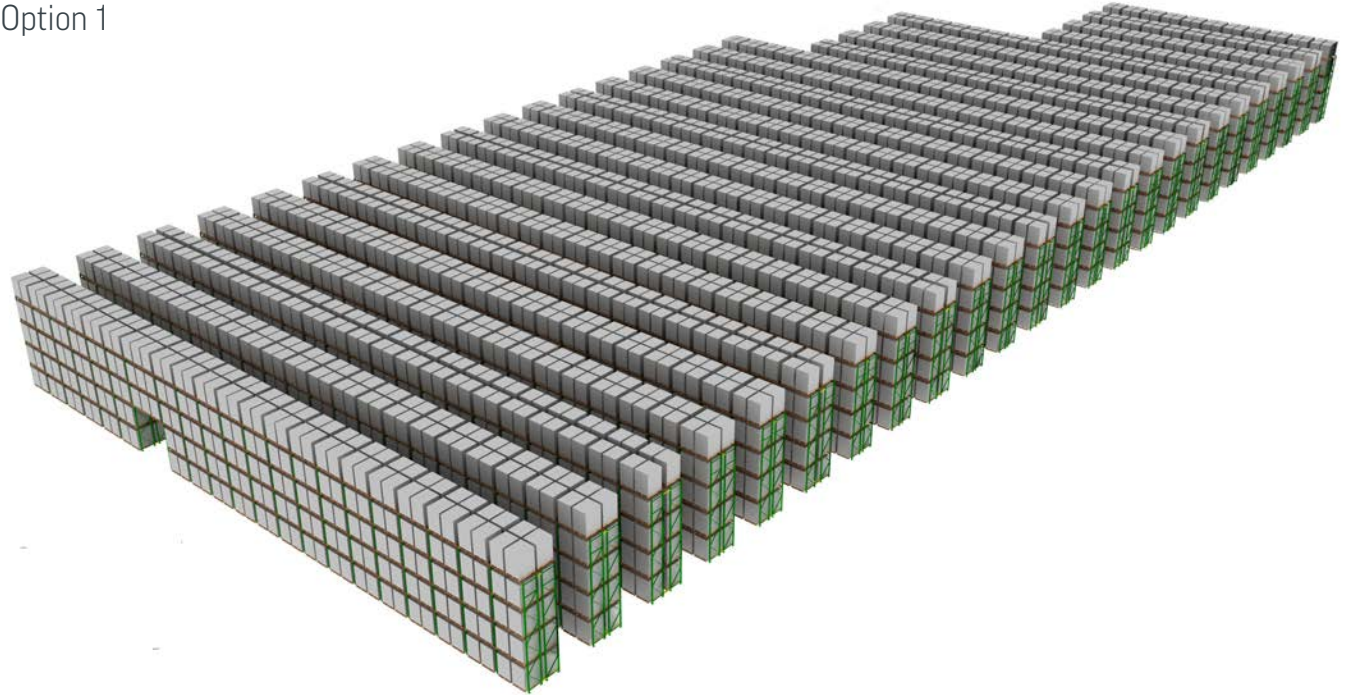
Total 64" Pallets 9,426



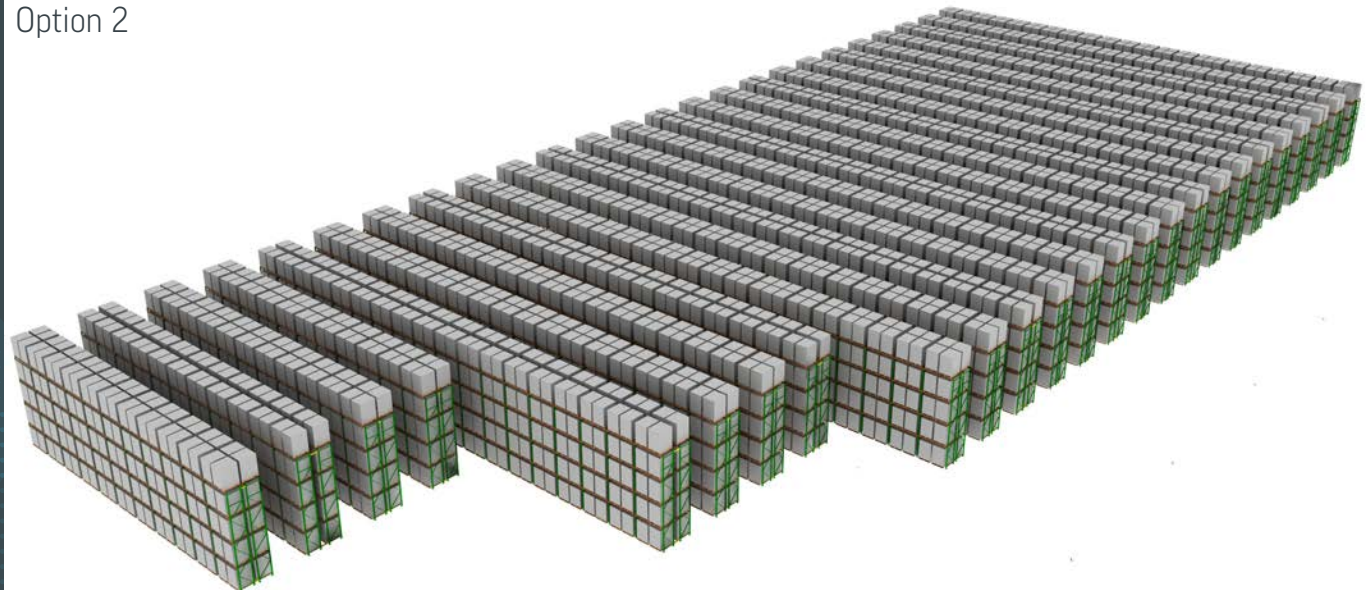
Total 72" Pallets 7,500

racking plan

Option 1



Option 2



RAYMOND WEST
INTRALOGISTICS SOLUTIONS

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life science / manufacturing parking alternate
with added exterior amenity space



regional proximity



28 MILES
VENTURA

43 MILES
SANTA MONICA

47 MILES
LAX

48 MILES
DOWNTOWN LOS ANGELES

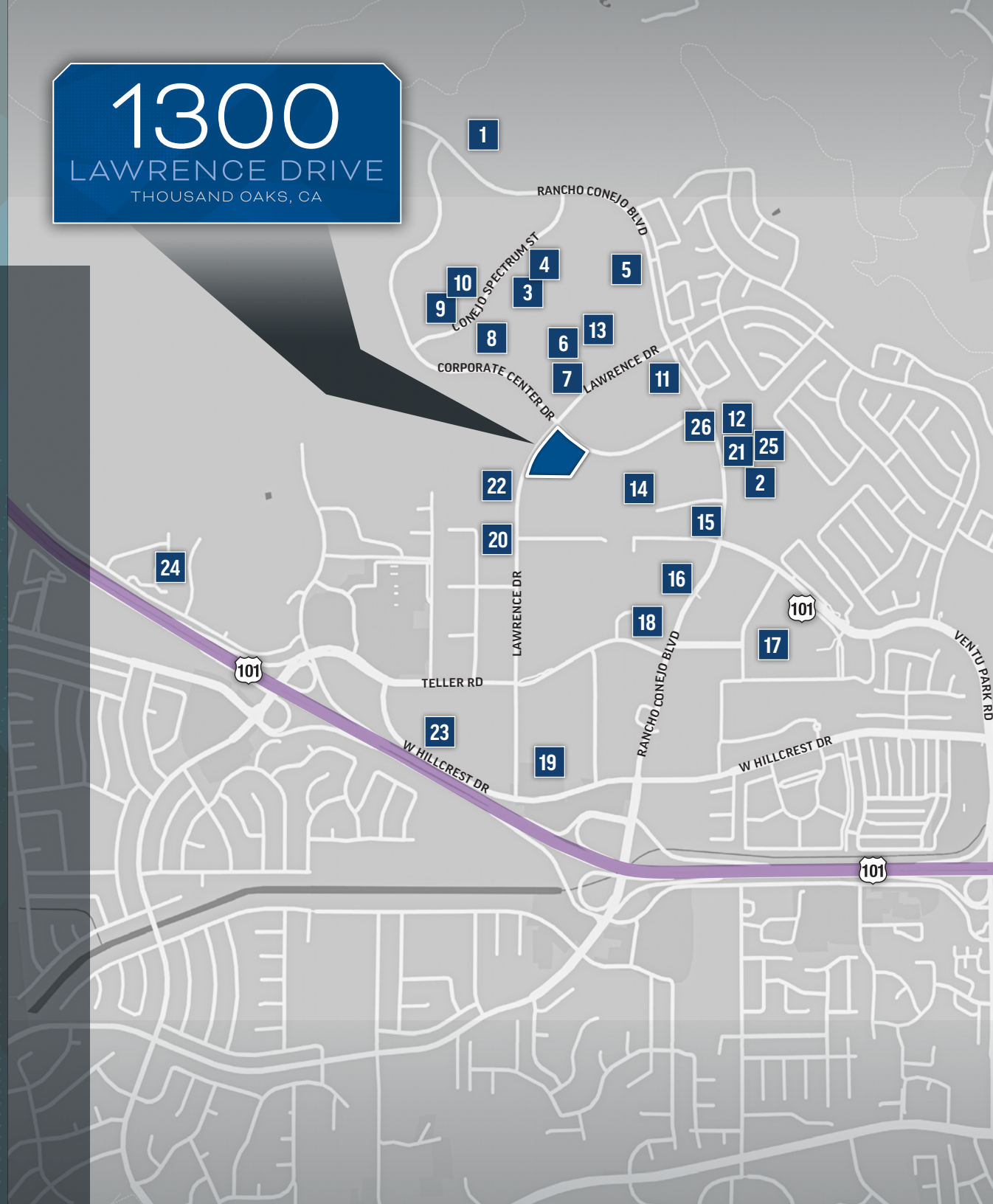
52 MILES
SANTA BARBARA

68 MILES
PORT OF LOS ANGELES

82 MILES
ORANGE COUNTY

area neighbors

1300
LAWRENCE DRIVE
THOUSAND OAKS, CA



1



10

BAREFOOT
DREAMS®

19



2



11



20



3



12



21



4



13



22



5



14



23



6



15



24



7



16



25



8



17



26



9



18



1300

LAWRENCE DRIVE
THOUSAND OAKS, CA

ISLANDS
fine burgers & drinks

WELLS FARGO

STARBUCKS

CHIPOTLE
MEXICAN GRILL

MOD

the Habit
BURGER GRILL

The Flame Broiler
a healthy choice

THE HOME DEPOT

TARGET

Smart & Final
extra!

STARBUCKS

Stella's

SHARKY'S
WOODFIRED MEXICAN GRILL

CVS
pharmacy

Domino's

KOHL'S

citibank

BANK OF AMERICA

Sushi Yusho

IHOP
RESTAURANT

Ralphs

STARBUCKS

Walmart

DEL TACO

JJ'S

Hampton
Inn & Suites
by Hilton

CHASE

Walgreens

FarmerBoys
BREAKFAST. BURGERS & MORE

LOWE'S
Home Improvement Warehouse

Jack
in the box

AutoZone

LA FITNESS

PET SMART

ROSS
DRESS FOR LESS

PANDA EXPRESS
EXPERIMENTAL CHINESE FOODS

OLD NEW YORK
DELICIOUS BAKERY

Wendy's

Denny's

IN-N-OUT
BURGER

TOWNEPLACE
SUITES
BY HARRIOTT

COURTYARD
BY HARRIOTT

SLIME
JAPANESE RESTAURANT

chili's



higher quality of life



**RANKED SECOND SAFEST
CITY IN AMERICA BY THE FBI**



**5-STAR RATING FROM THE
US CHAMBER OF COMMERCE**



**96% OF RESIDENTS SAY THE
CITY OFFERS QUALITY OF LIFE**

DEMOGRAPHICS

129,342 people and 17,027 companies can't be wrong - Thousand Oaks is a great place to live and work. 75.35% of residents in the area own their homes and support a strong, safe, and family driven community.

LABOR POOL

With a diverse business community and highly educated workforce (93.6% high school graduates and 49% college graduates), the city of Thousand Oaks provides a large affluent labor pool.

EDUCATION

With some of the top primary schools in the state, Thousand Oaks ranks 9/10 by Great Schools for its lowered teacher to student ratio, higher participation in advanced high school courses and modern K-12 facilities. The area surrounding Thousand Oaks also boasts notable colleges such as Cal Lutheran University, Pepperdine University, Cal State Channel Islands, UCLA, USC, UC Santa Barbara, California Institute of Technology and Moorpark Community College. The city hosts a plethora of trained, eager and educated employees looking for jobs.

1300

LAWRENCE DRIVE

THOUSAND OAKS, CA



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NEWMARK

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