



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
3525-109	±700 RSF	\$1,295 per month	September 1, 2026
3533 - 102	±3,150 SF	\$5,512 per month	Vacant
3543 - 102B	±2,160 SF	\$3,780 per month	Vacant

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



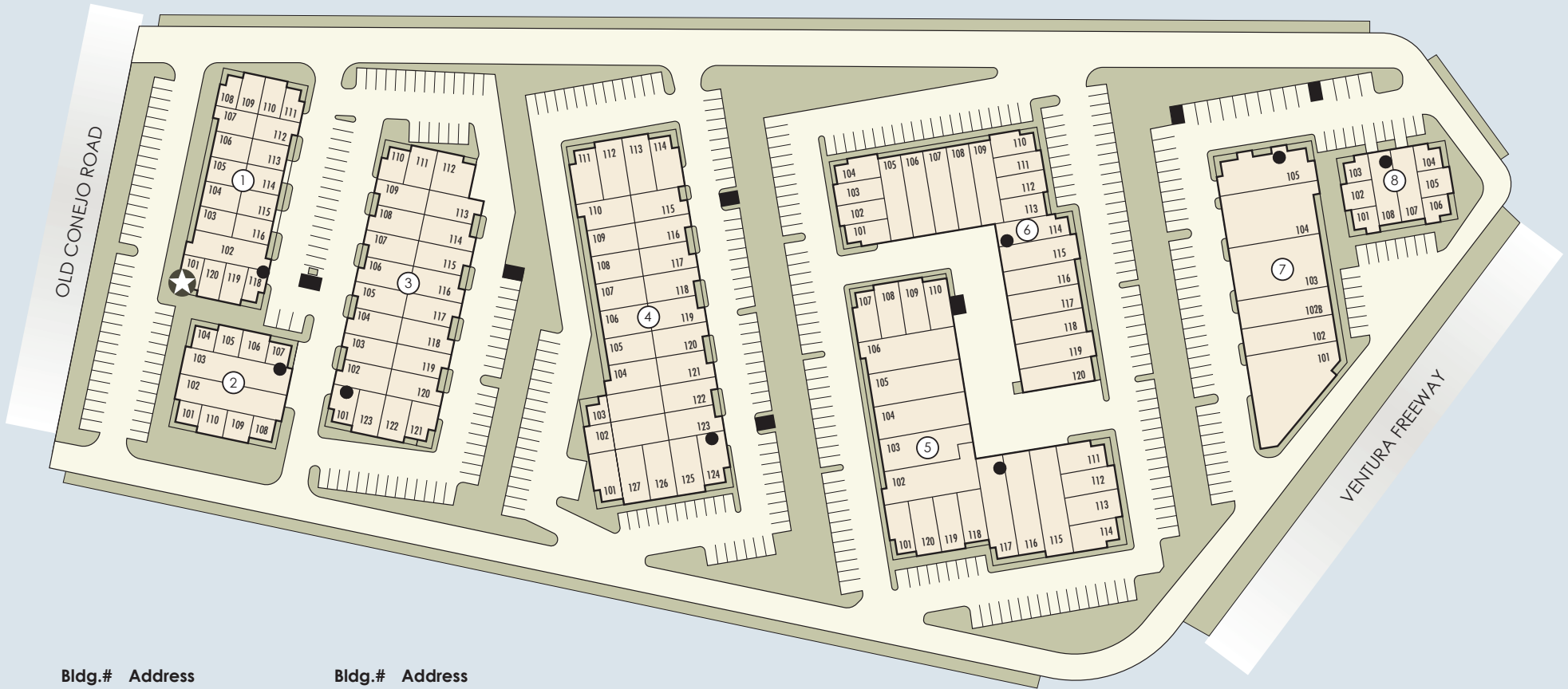
AERIAL OVERVIEW

N NEWBURY
BUSINESS
PARK



N NEWBURY
BUSINESS
PARK

SITE PLAN



Bldg.# Address

- 1 3525 Old Conejo Rd.
- 2 3521 Old Conejo Rd.
- 3 3529 Old Conejo Rd.
- 4 3533 Old Conejo Rd.

Bldg.# Address

- 5 3537 Old Conejo Rd.
- 6 3541 Old Conejo Rd.
- 7 3543 Old Conejo Rd.
- 8 3547 Old Conejo Rd.

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



N 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.