

5 MONTHS FREE RENT / EARLY OCCUPANCY!

MINIMUM 5 YEAR LEASE TERM SIGNED BY JUNE 30, 2025
SUBJECT TO TENANT CREDIT & TERMS ACCEPTABLE TO LANDLORD



Prime Thousand Oaks Location
Terrific Access to 101 Freeway
Immediate Access to Amenities



Play Property Video



42,504 SF AVAILABLE FOR LEASE

INDUSTRIAL FACILITY | UNMATCHED IMAGE | 135-FOOT TRUCK COURT

2455 Conejo Spectrum Street, Unit 100 | Thousand Oaks, CA 91320



**Rexford
Industrial**

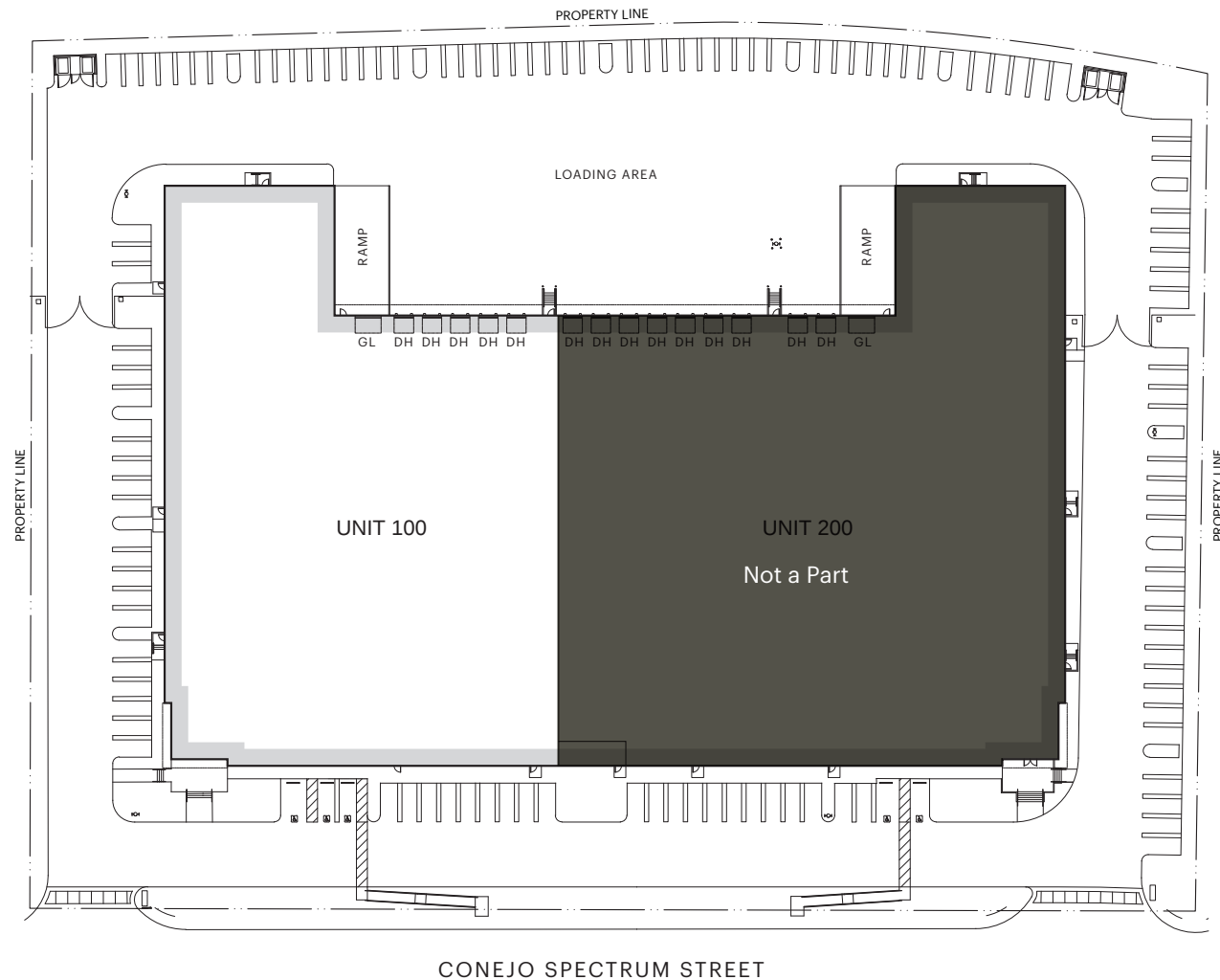
NEWMARK



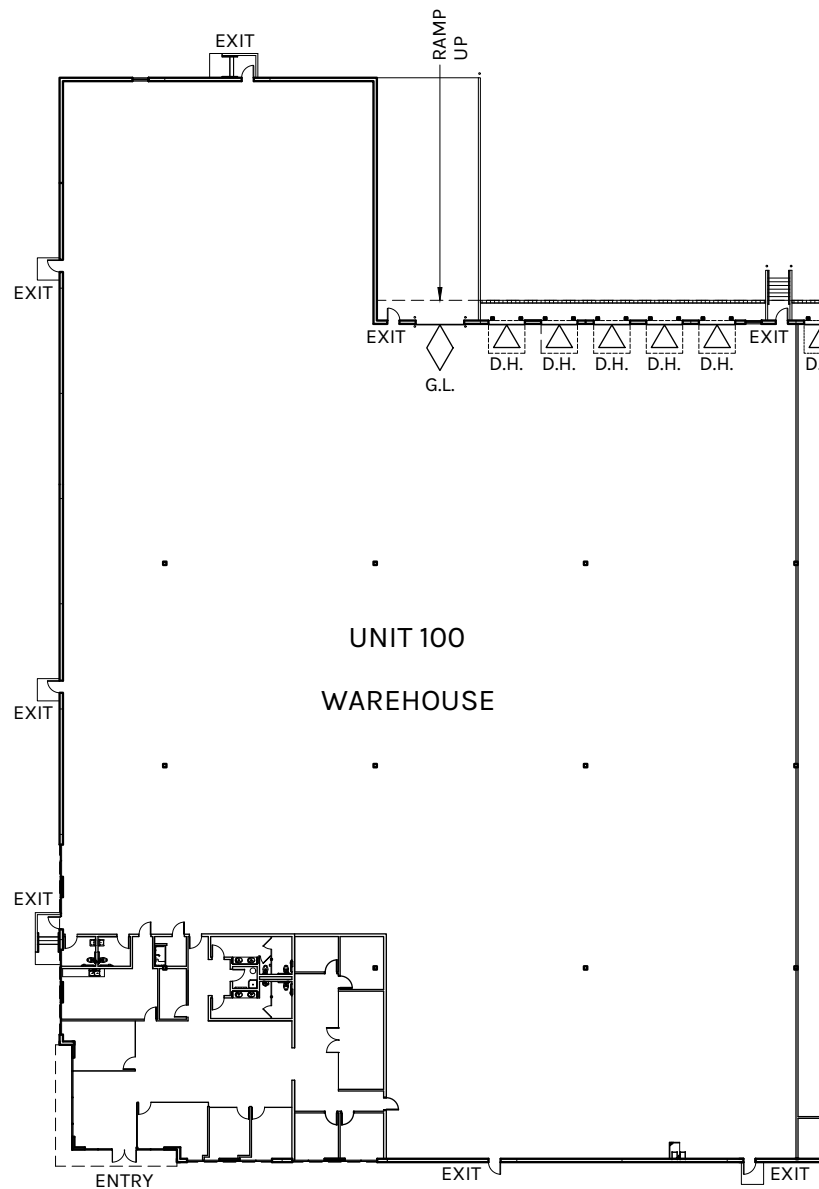
PROPERTY HIGHLIGHTS

- Available: 42,504 SF
 - Office: ~4,134 SF Office Space
 - Clear Height: 30'
 - Dock High Loading: 5 DH Doors
 - Ground Level Loading: 1 GL Door
 - Power: 800 Amps, 277/480 Volts
 - Parking: 57 Parking Stalls (1.34 / 1,000)
 - Sprinklers: ESFR
 - Zoning: M1
 - Yard: Paved
 - Asking Rate: \$1.35 NNN per Square Foot
- Five months free rent / early occupancy with minimum 5 year lease term signed by June 30, 2025





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.



WAREHOUSE
±38,370 SF

OFFICE
±4,134 SF

TOTAL
42,504 SF

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Property Location

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Unit 100

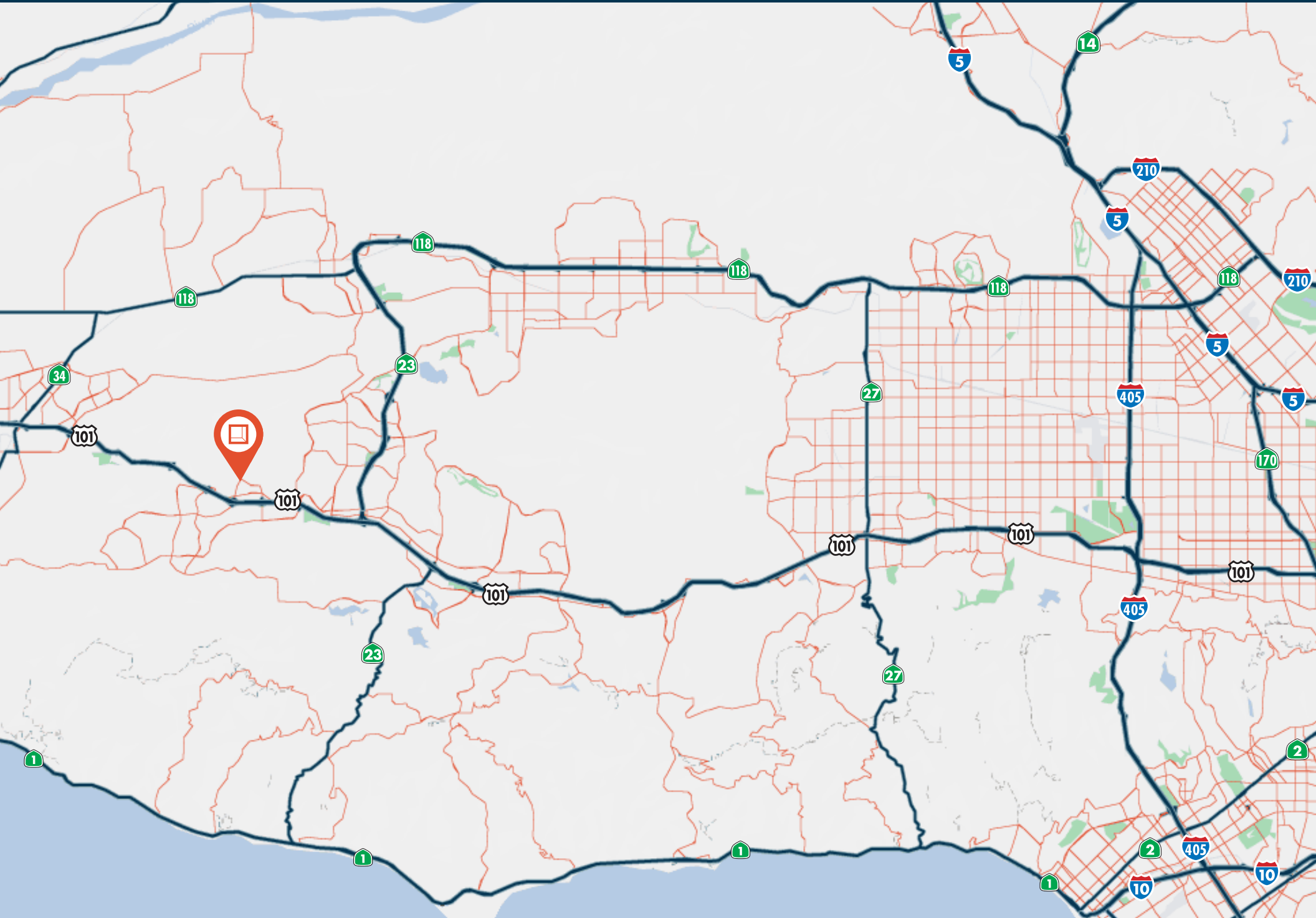


LOCATION HIGHLIGHTS

- Less than One Mile to 101 Freeway
- 35 Miles from Downtown Los Angeles
- Rare Master-planned Business Park
- Premier Thousand Oaks Location
- Institutionally Owned and Managed by Rexford Industrial

Property Location

2455 Conejo Spectrum Street,
Unit 100





**Rexford
Industrial**

Leasing Contacts

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