



CBRE

INDUSTRIAL BUILDING FOR LEASE / SALE

3603 OLD CONEJO RD, THOUSAND OAKS, CA



BUILDING INFORMATION

Building Size	10,993 SF
Zoning	M-1
Power	400 A, 277/480 V, 3Ph, 4W
Clear Height	18' – 20'
Parking	25 spaces
HVAC	Office & warehouse
Sprinklers	Yes
Loading	Two (2) ground level (12'x14')
APN	235-0-260-055



THE OPPORTUNITY

3603 Old Conejo Road | Thousand Oaks
USA Business Park | Building #15

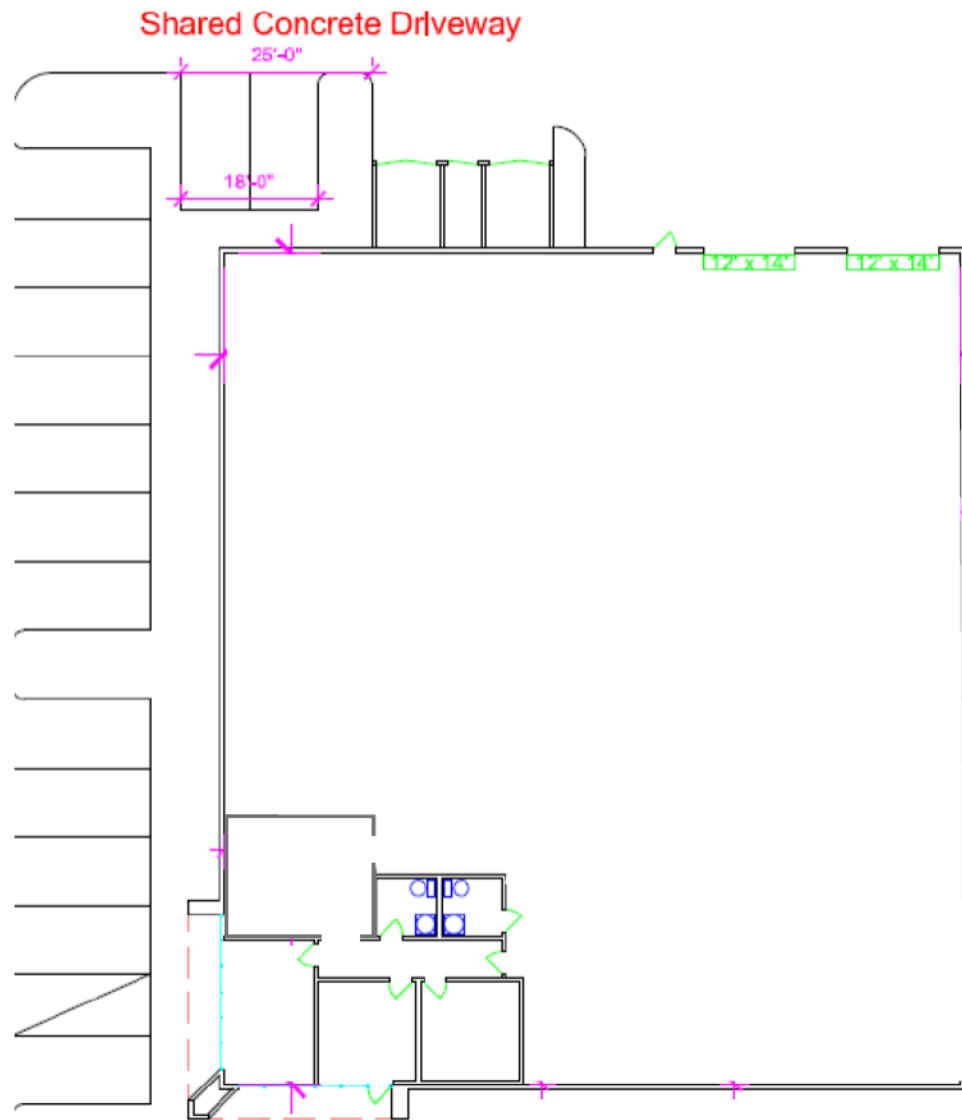
FOR LEASE: \$1.40 / SF, NNN

FOR SALE: \$3,775,000 (\$343.40 /SF)

NNN's:	Approximately \$0.33 / SF / Month (Include OA fee, property taxes, property insurance)
Occupancy:	Vacant
Lease Term:	3 – 5 years
Financing:	10% down. SBA financing available to qualified owner/users.



3603 Old Conejo Rd.



Not to Scale

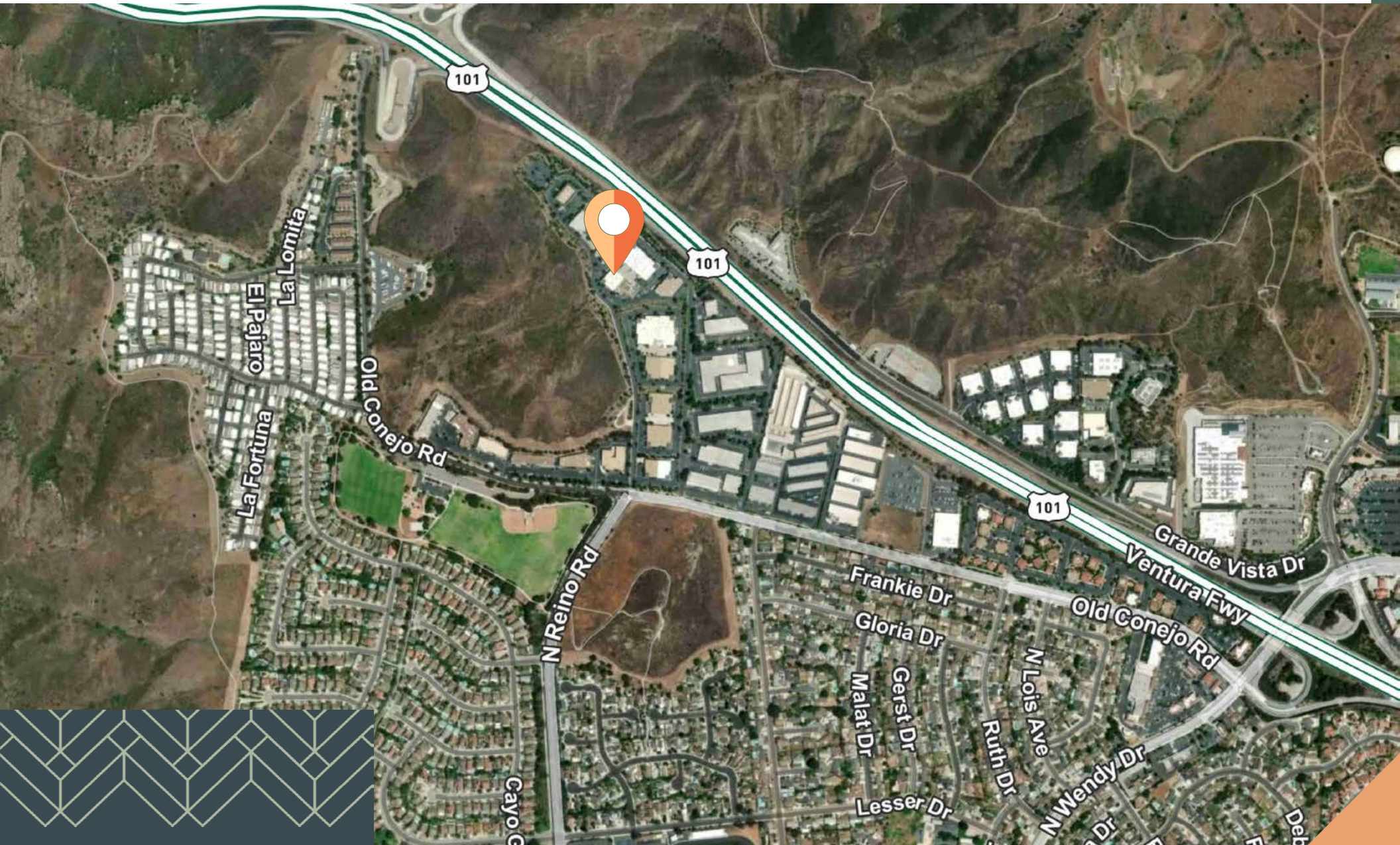




Photos have been modified to show as vacant



Aerial View



USA Business Park

3603 Old Conejo Road, Thousand Oaks , CA



Contacts

Chris Swatosh, SIOR
Senior Vice President
+1 818 251 3655
Chris.swatosh@cbre.com
Lic. 01803294

Tom Dwyer
Senior Vice President
+1 805 320 6204
Tom.dwyer@cbre.com
Lic. 01197938

Mason Gray
Senior Associate
+1 805 901 7500
Mason.gray@cbre.com
Lic. 02035347

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.