



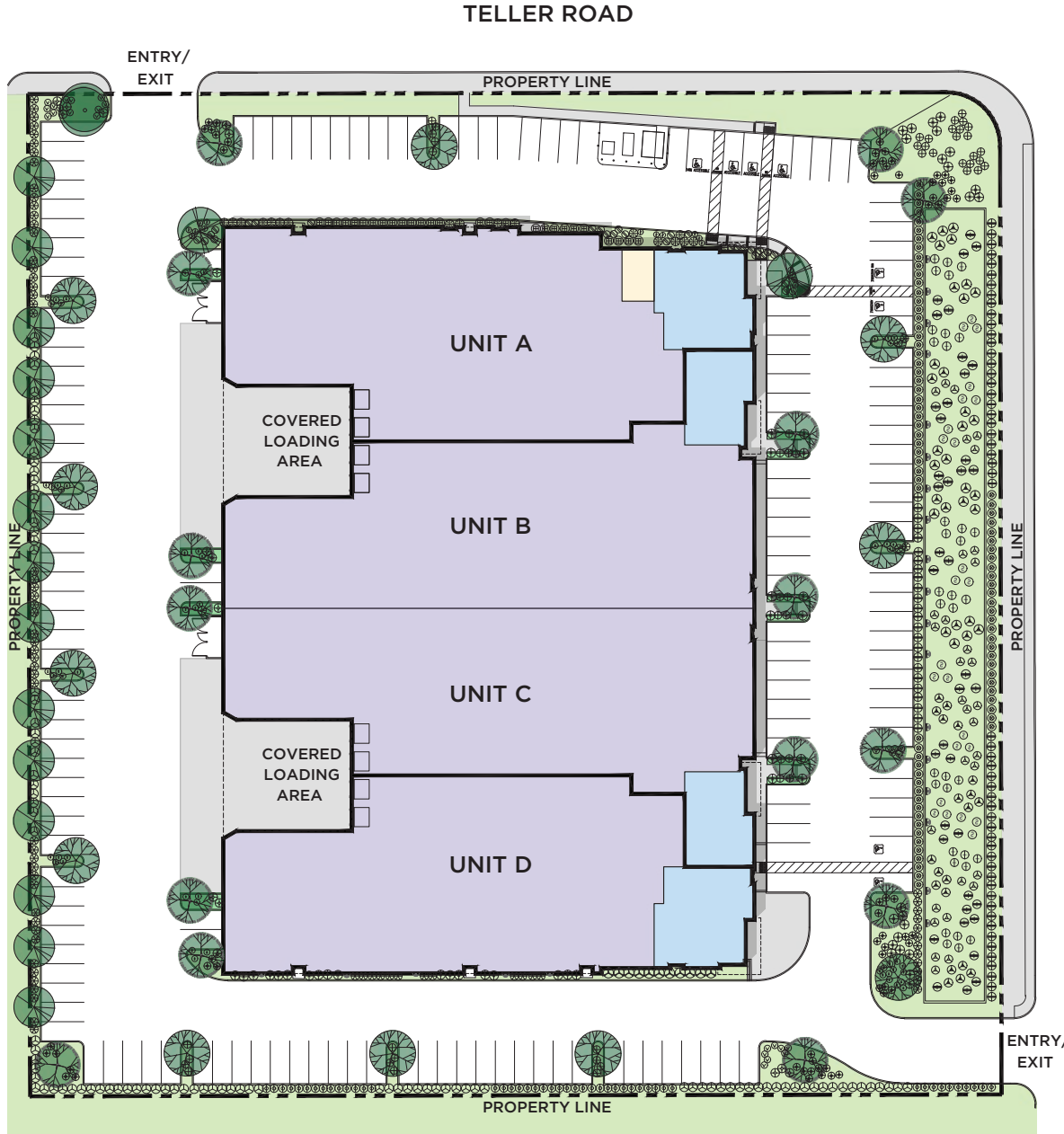
Prime Thousand Oaks Location, Brand New Construction
Exceptional High Image Facility, Unique One of a Kind Opportunity
Terrific Dock High and Ground Level Loading, 30' Clear Height, Creative Office Layout



90,773 SF STATE-OF-THE-ART INDUSTRIAL BUILDING FEATURING FOUR PREMIUM UNITS

851 LAWRENCE DRIVE THOUSAND OAKS, CA | AVAILABLE FOR LEASE





UNIT A	
19,865 SF	WAREHOUSE
2,110 SF	OFFICE
1,918 SF	MEZZANINE
23,893 SF	Total

\$1.15 PSF NNN

UNIT B	
19,560 SF	WAREHOUSE
1,350 SF	OFFICE
1,010 SF	MEZZANINE
21,920 SF	Total

\$1.15 PSF NNN

UNIT C	
19,560 SF	WAREHOUSE
1,350 SF	OFFICE
1,010 SF	MEZZANINE
21,920 SF	Total

\$1.15 PSF NNN

UNIT D	
19,012 SF	WAREHOUSE
2,110 SF	OFFICE
1,918 SF	MEZZANINE
23,040 SF	Total

\$1.15 PSF NNN

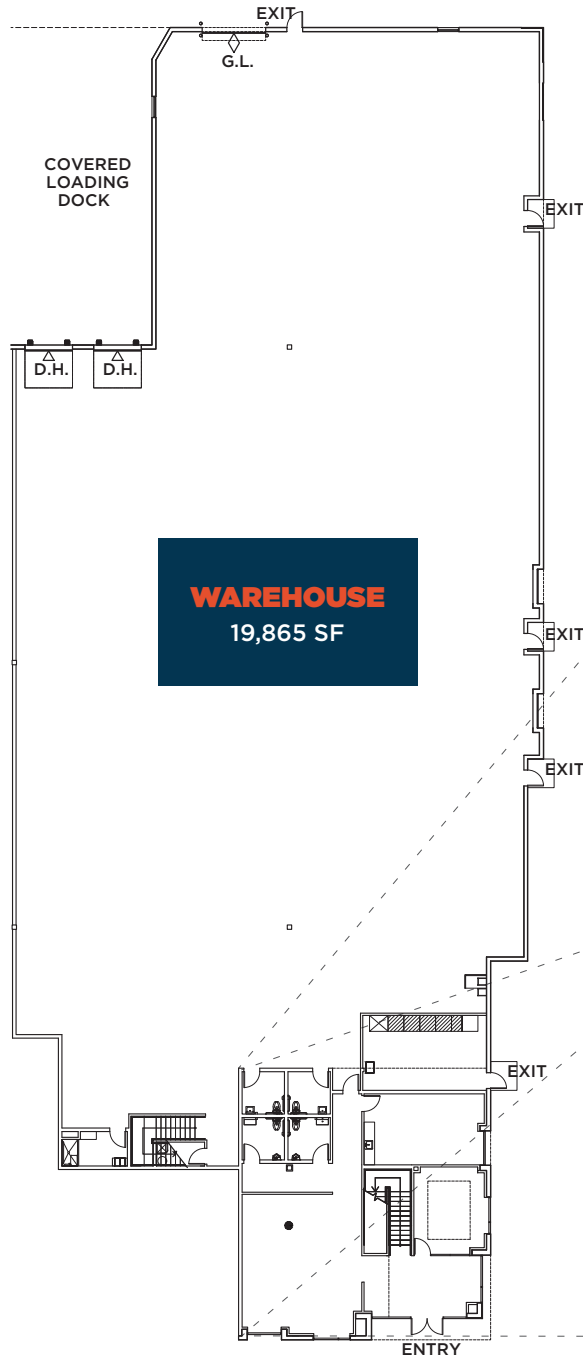
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE.



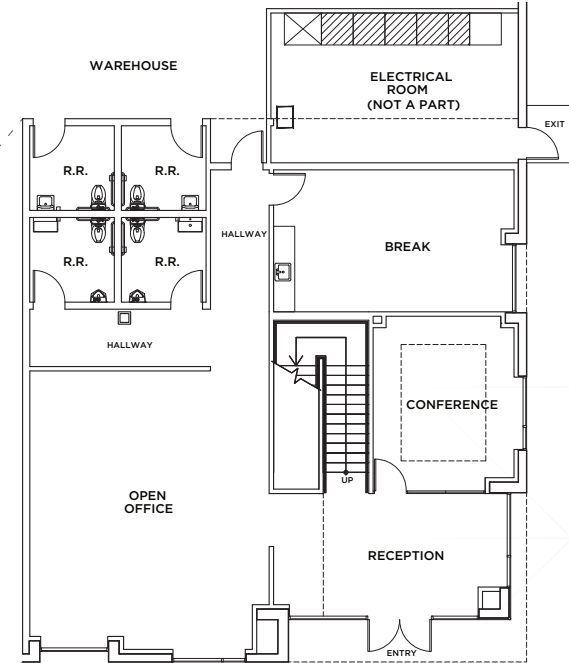
WAREHOUSE DISTRIBUTION FACILITY

- 30 Foot Clearance Height
- ESRF K-25 Fire Sprinkler System
- 400 AMPS of 277/480V 3 phase 4 Wire
- Covered Dock High & Ground Level Loading
- LED Warehouse Lighting
- Premium office build-out with fully finished mezzanine office, exceptional glass office and conference rooms
- LEED Certified Construction





**GROUND
LEVEL
OFFICE**
2,110 SF



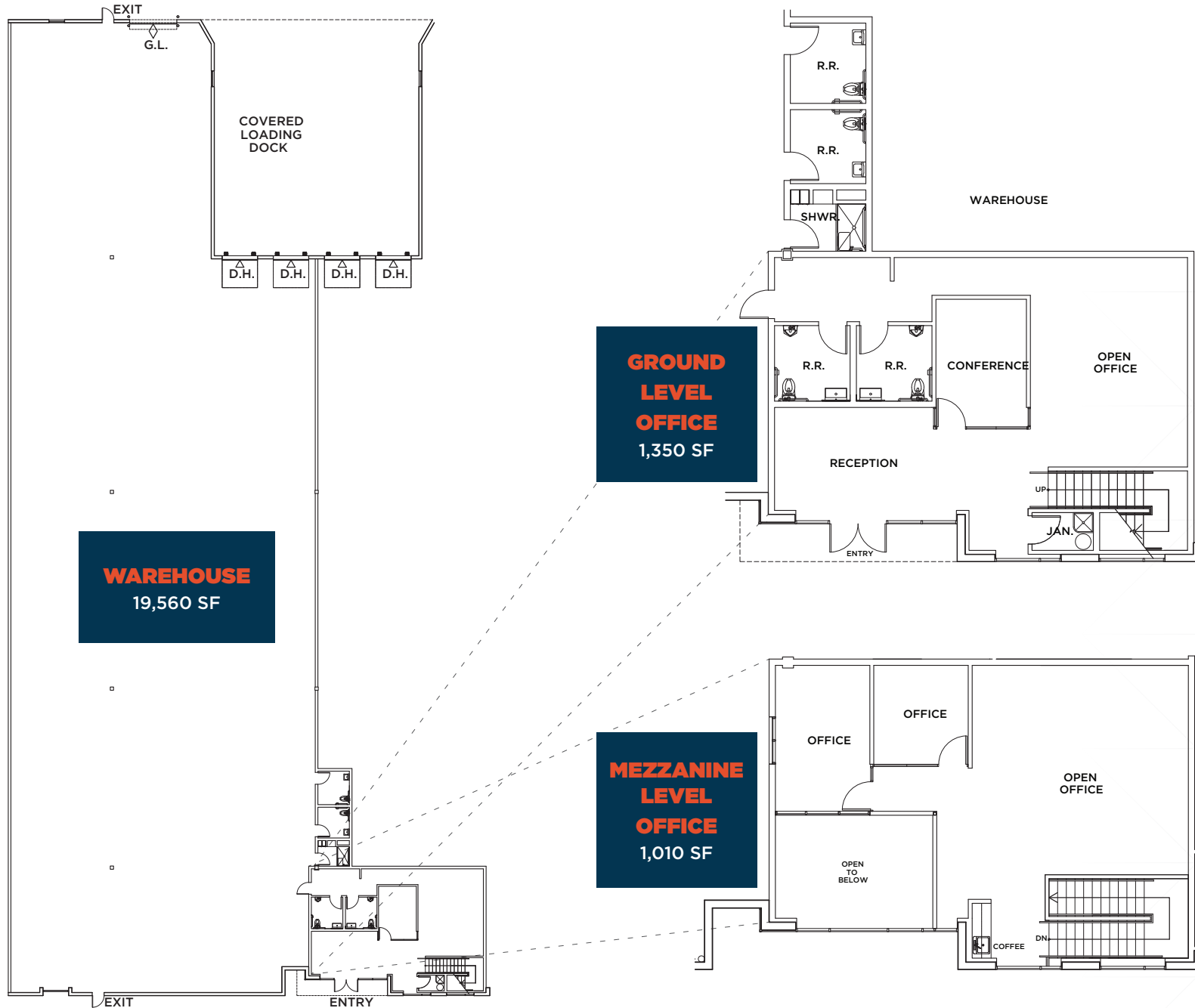
**MEZZANINE
LEVEL
OFFICE**
1,918 SF



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Floor Plan - Unit B

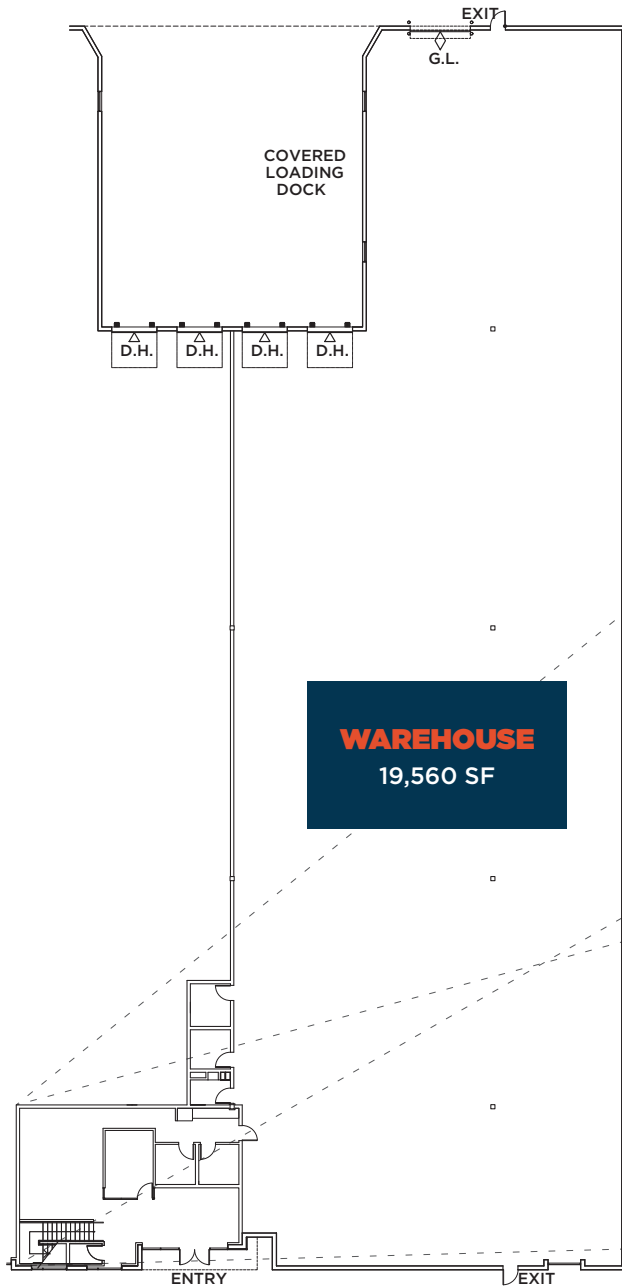
851 LAWRENCE DRIVE



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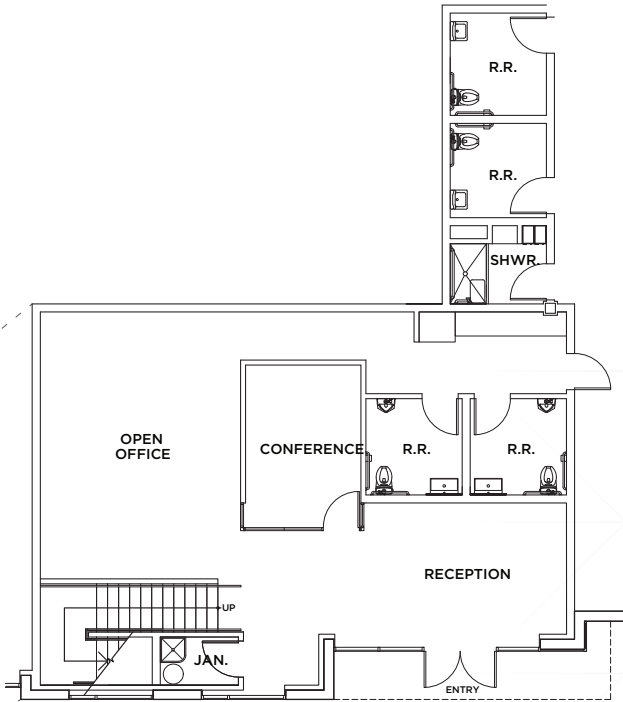
Floor Plan - Unit C

851 LAWRENCE DRIVE

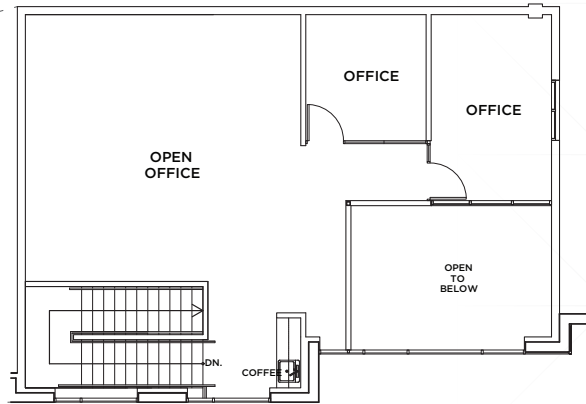


WAREHOUSE
19,560 SF

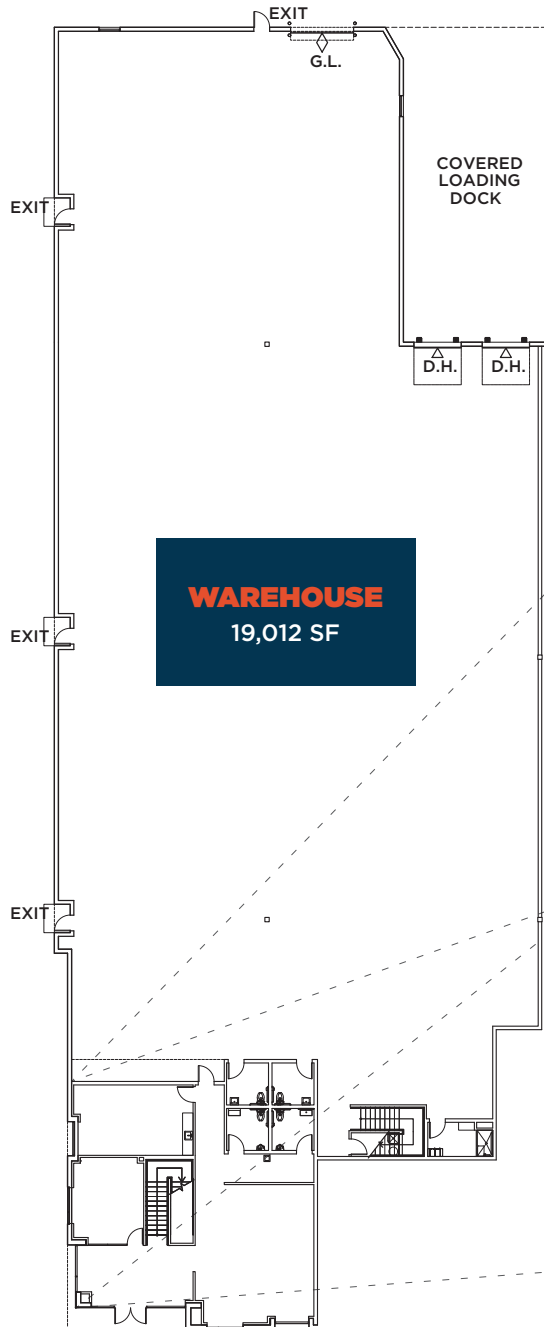
GROUND LEVEL OFFICE
1,350 SF



MEZZANINE LEVEL OFFICE
1,010 SF

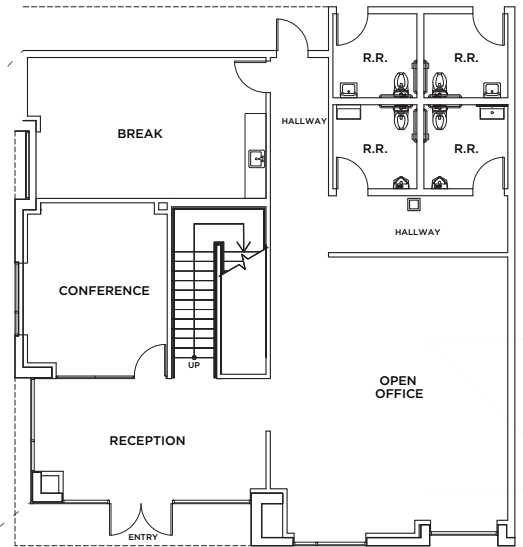


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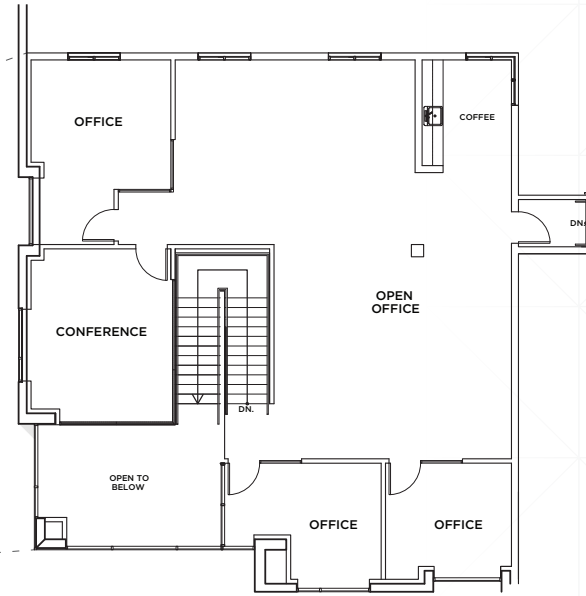


WAREHOUSE
19,012 SF

GROUND LEVEL OFFICE
2,110 SF



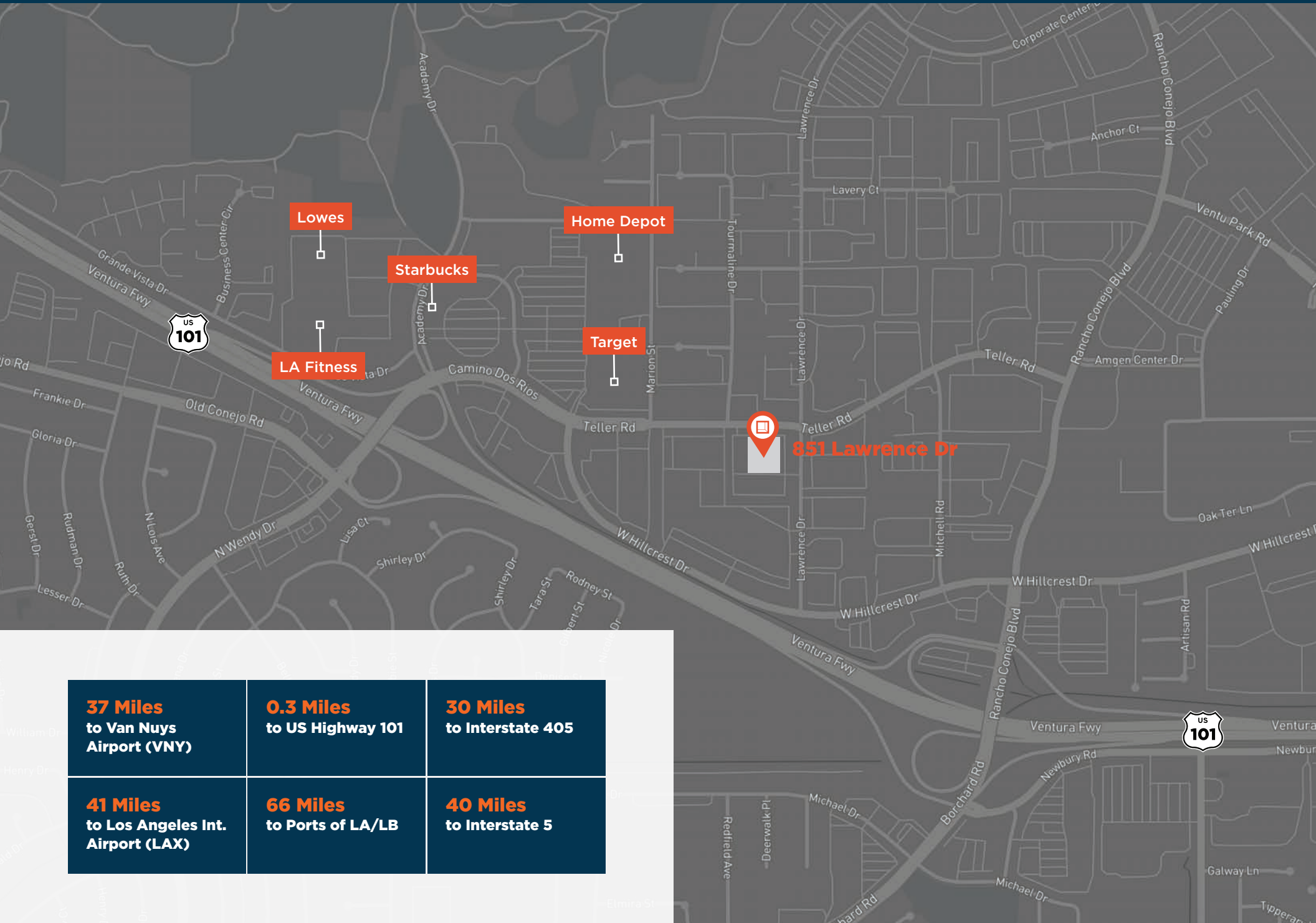
MEZZANINE LEVEL OFFICE
1,918 SF



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Building Location

851 LAWRENCE DRIVE



851 Lawrence Dr

37 Miles to Van Nuys Airport (VNY)	0.3 Miles to US Highway 101	30 Miles to Interstate 405
41 Miles to Los Angeles Int. Airport (LAX)	66 Miles to Ports of LA/LB	40 Miles to Interstate 5



**Rexford
Industrial**

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