



Burbank Airport Business Park / Unmatched Access to
Major Studios / High Image Building / Easy Access to 5,
134, & 170 Freeways

FULL RENOVATIONS COMPLETE!



**Space
Available**



Greg Geraci

License #01004871

818.334.1844

Billy Walk

License #01398310

818.334.1898

David Harding

License #01049696

818.334.1880

LIMITED TIME \$25K BROKER BONUS FOR LEASES SIGNED BY 6/30/2026

20,609 SF AVAILABLE FOR LEASE

11166 Gault Street | North Hollywood, CA

STRATEGICALLY LOCATED INDUSTRIAL BUILDING WITH PRIVATE, GATED YARD



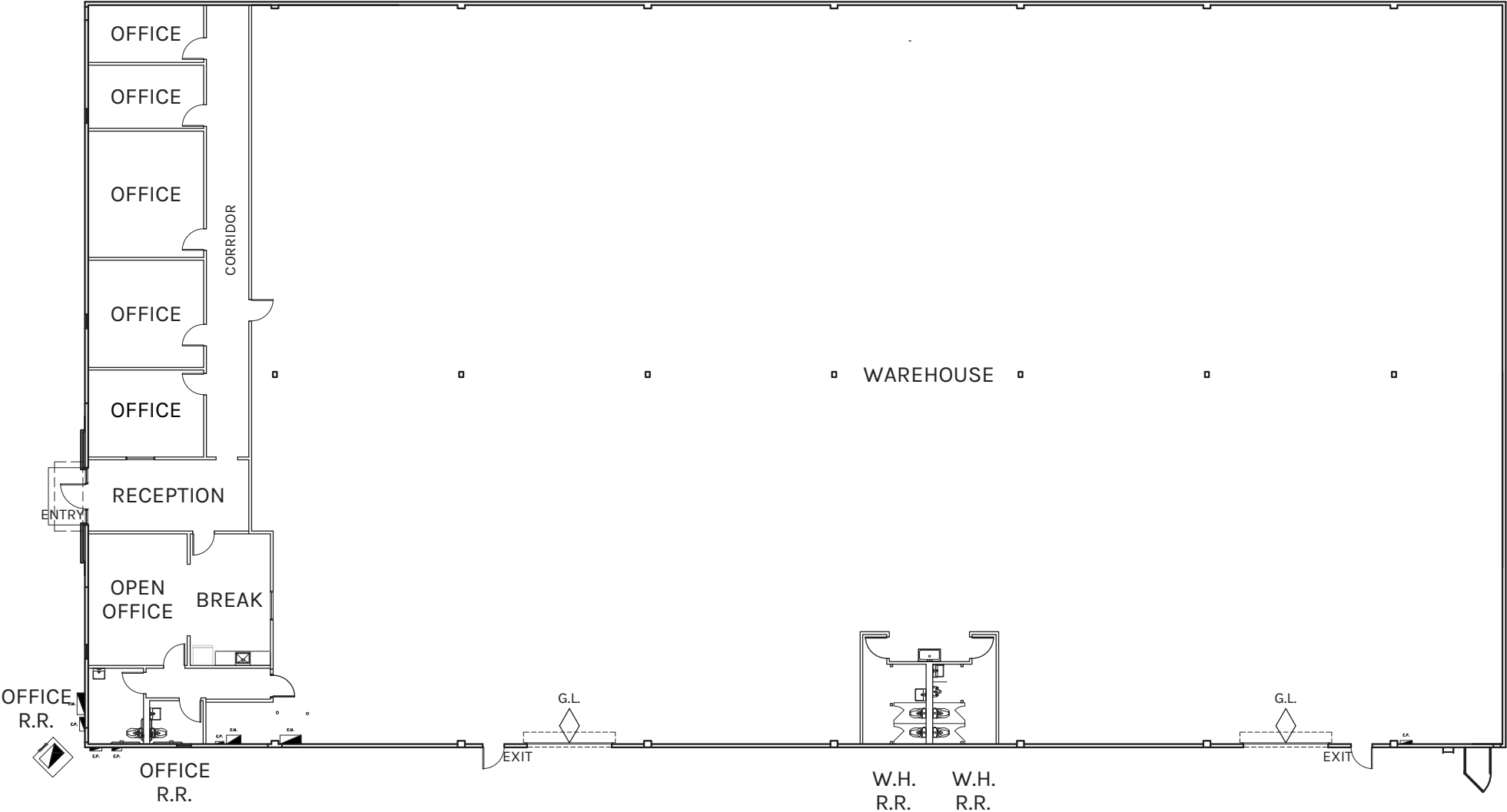
**Rexford
Industrial**





Property Highlights

- Lease Rate: \$1.59 NNN; Op.Ex: \$0.47
- 18,181 SF Warehouse
- 2,428 SF Office
- Clear Height: 15'
- 2 Ground Level Doors
- Mobile Dock High Loading via Dockzilla Ramp
- 4 Restrooms
- 41 Parking Spaces / 2.0:1 Ratio
- Power: 400A, 120/240V, 3Ph, 4W
- Private, Secured Fenced Yard
- Easy Access to 5, 134 & 170 Freeways



WAREHOUSE
18,181 SF

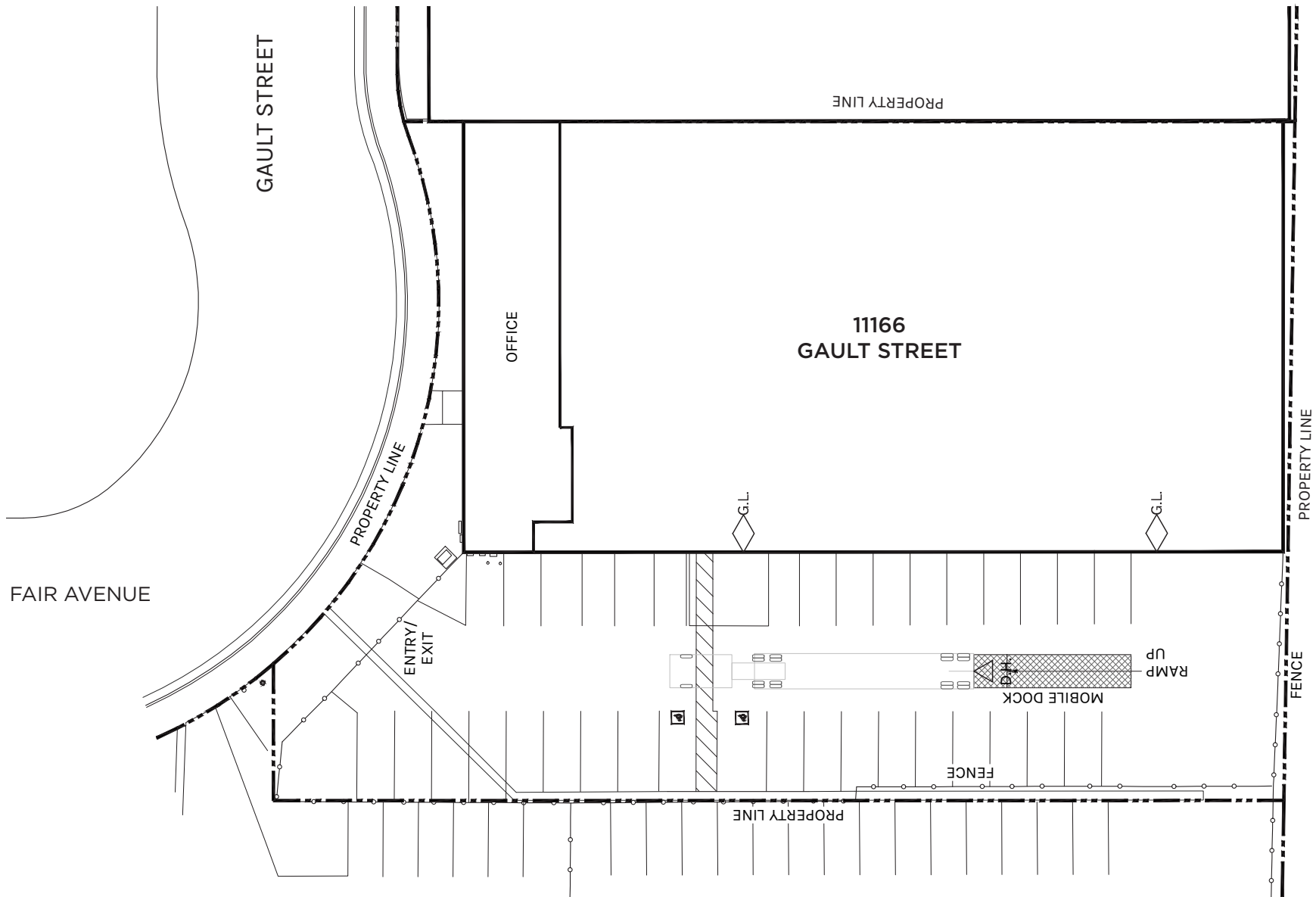
OFFICE
2,428 SF

TOTAL
20,609 SF

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.

Mobile Dock High Loading Site Plan

11166 GAULT ST



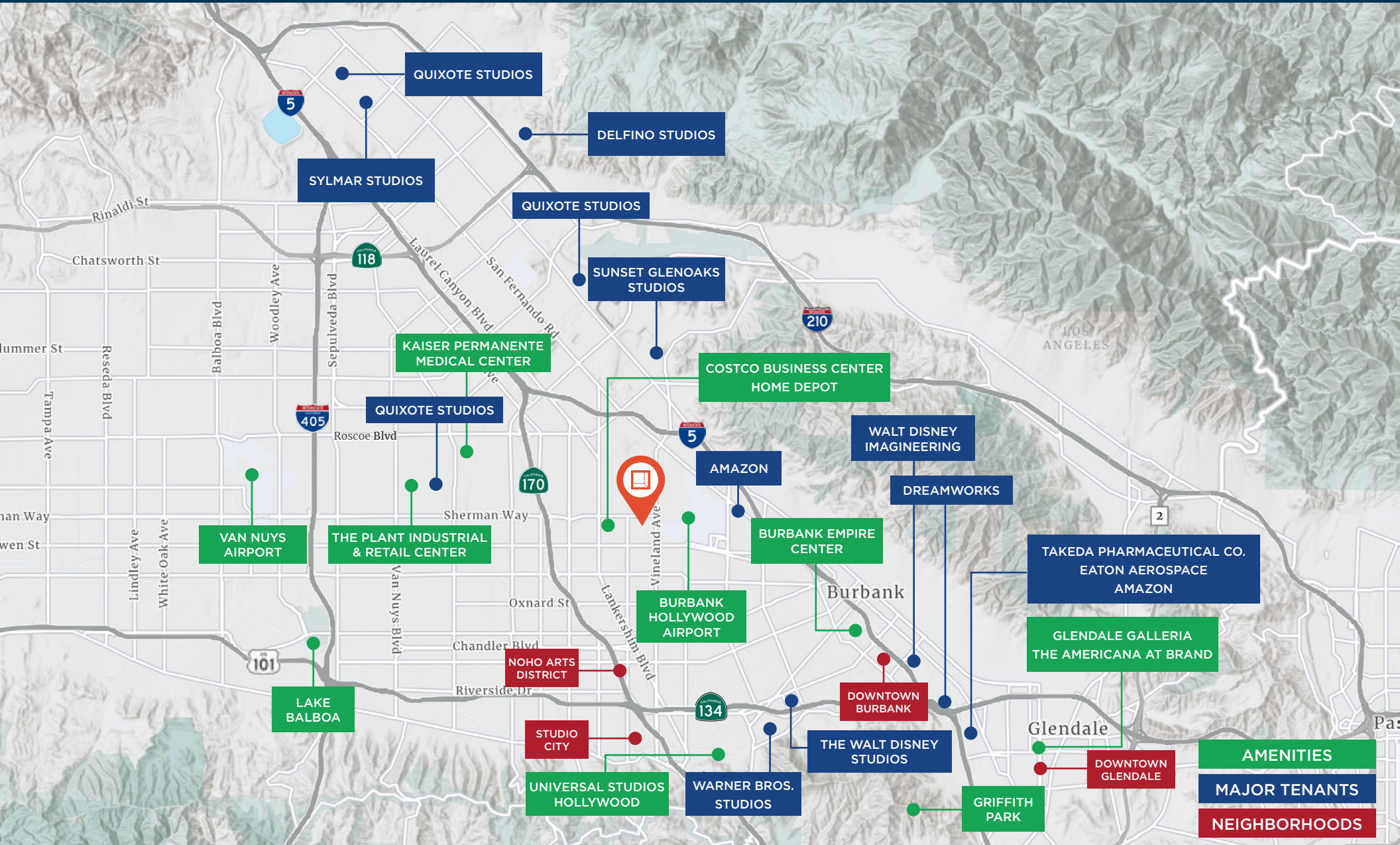
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.





Property Location

11166 GAULT ST



1.9 Miles
To Burbank Hollywood
Airport

7 Miles
To Van Nuys
Airport

16 Miles
To Downtown
Los Angeles

I-5, SR-170, SR-134
Immediate Access
and Close Proximity



**Rexford
Industrial**

Leasing Contacts

Greg Geraci
Executive Vice President
818.334.1844
greg.geraci@colliers.com
LIC # 01004871

Billy Walk
Senior Vice President
818.334.1898
william.walk@colliers.com
LIC # 01398310

David Harding
Executive Vice President
818.334.1880
david.harding@colliers.com
LIC # 01049696

Matt Dierckman
Executive Vice President
818.334.1870
matt.dierckman@colliers.com
LIC # 01301723

Kevin Carroll
Senior Associate
818.334.1892
kevin.carroll@colliers.com
LIC # 02078759



Colliers
505 N Brand Blvd, Suite 1120
Glendale, CA 91203
www.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.