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

LIMITED TIME $25K BROKER BONUS FOR LEASES SIGNED BY 12/31/2026

17,010 SF AVAILABLE FOR LEASE
7103 Fair Ave | North Hollywood, CA

STRATEGICALLY LOCATED INDUSTRIAL BUILDING WITH PRIVATE, GATED YARD

Rexford Industrial

Colliers

Building Features

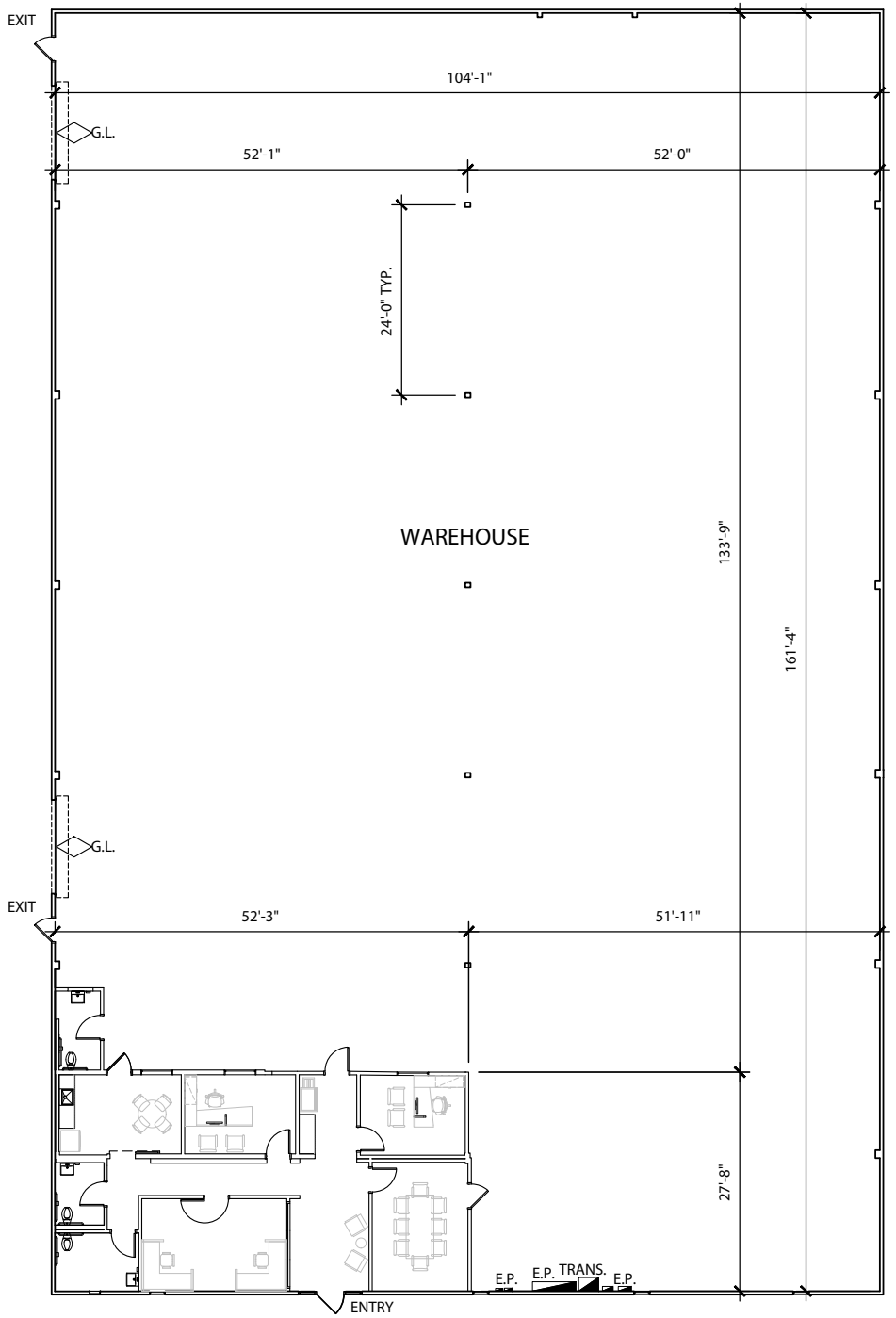
7103 Fair Ave

Property Highlights

- Lease Rate: $1.59 NNN; Op.Ex: $0.45
- 17,010 SF Warehouse
- 1,445 SF Office
- Clear Height: 15’-17’
- 2 Ground Level Loading Doors
- 26 Parking Spaces / 1.53:1 Ratio
- Power: 600A, 480V, 3Ph, 3W
- Private, Secured Fenced Yard
- 3 Restrooms
- Professionally Managed & Landscaped
- Large, Private, Secured Fenced Yard
- Easy Access to 5, 134 & 170 Freeways

Overall Floor Plan

7103 Fair Ave



WAREHOUSE
15,565 SF

OFFICE
1,445 SF

TOTAL
17,010 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.

Office Floor Plan

7103 Fair Ave

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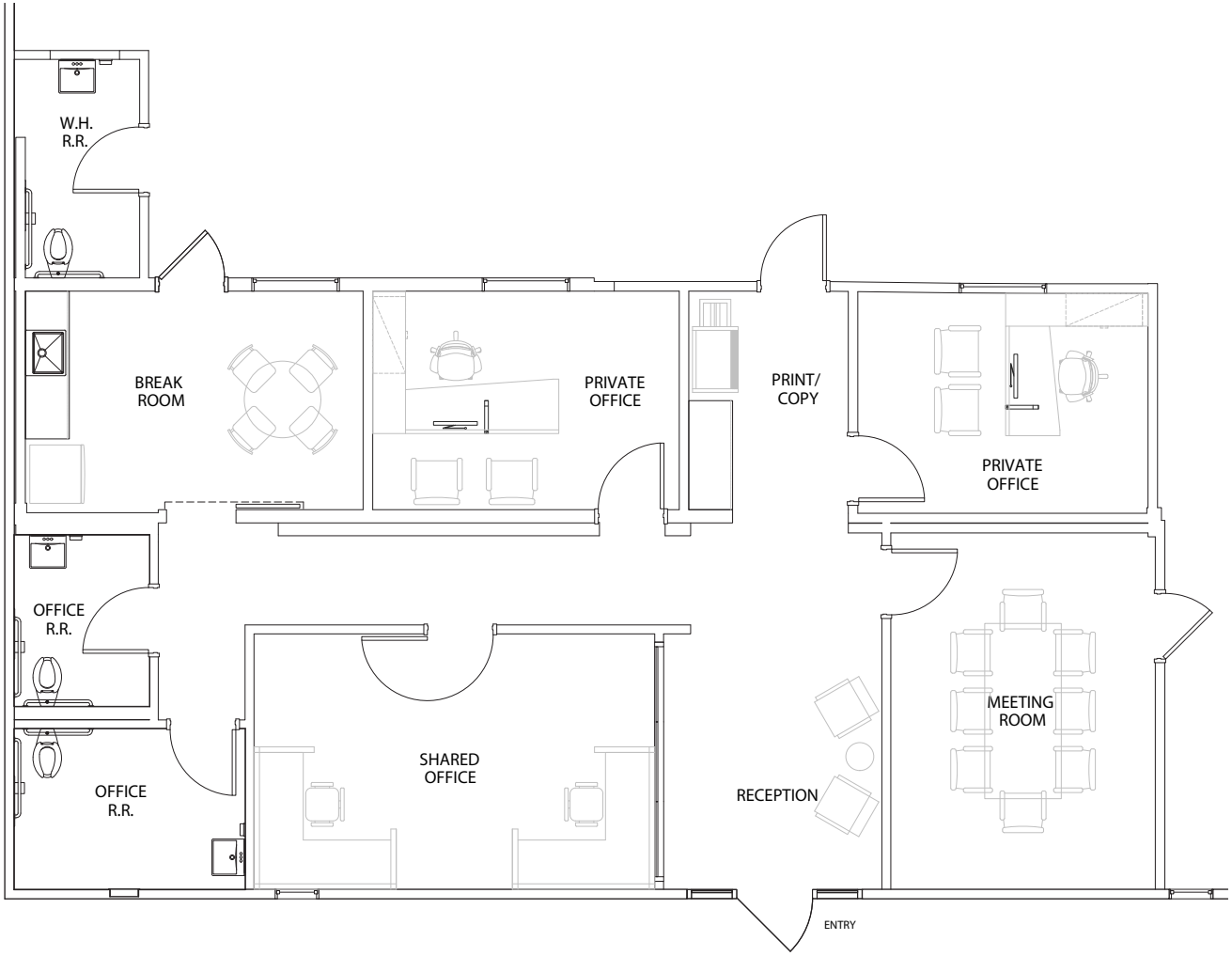

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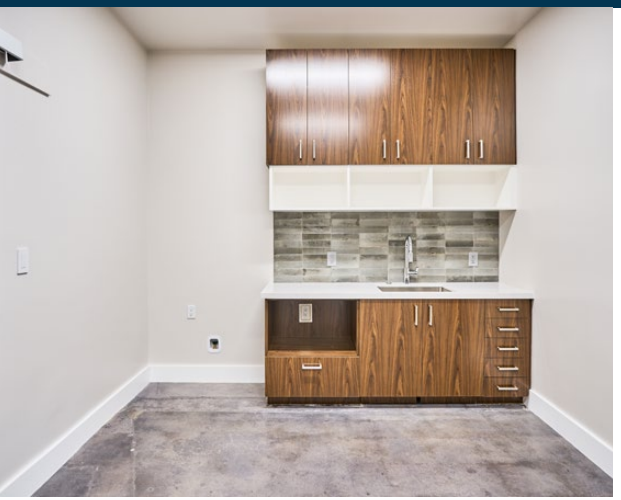
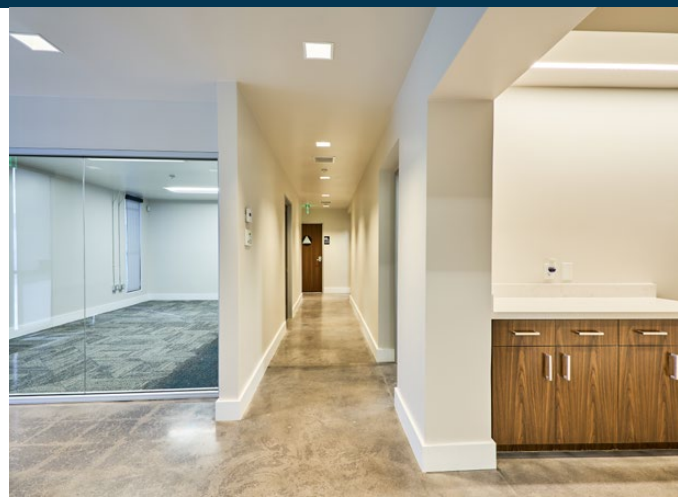
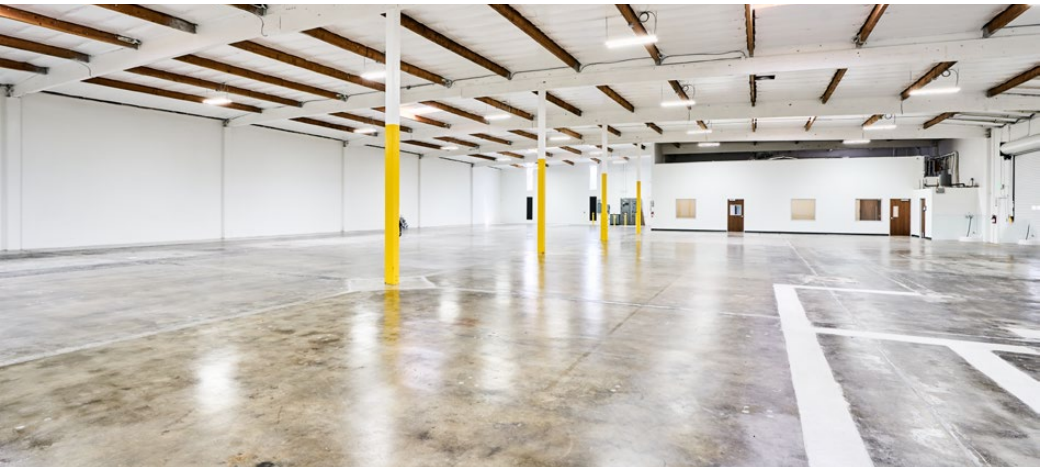
Exterior Photos

Interior Photos

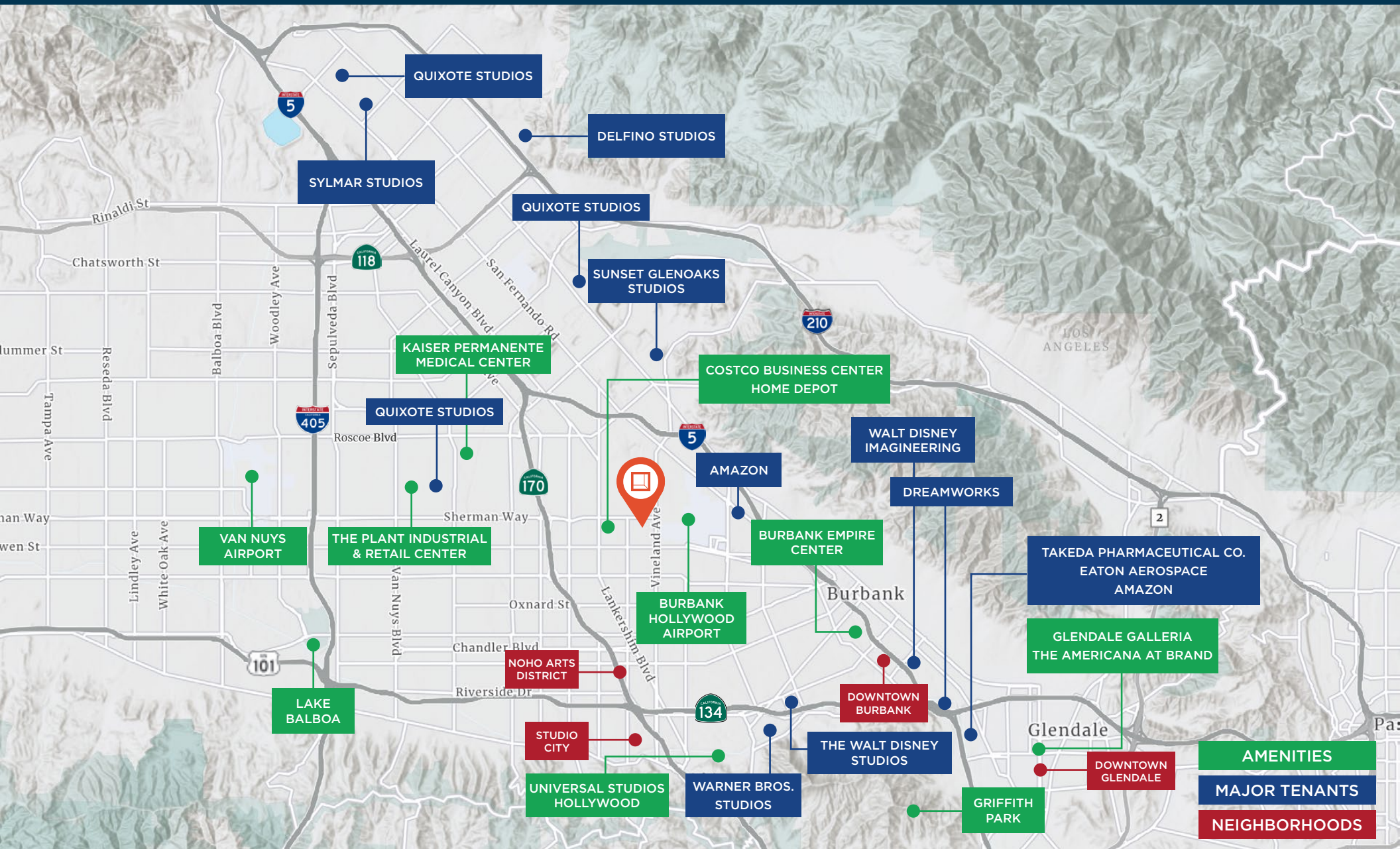
7103 Fair Ave



Property Location

7103 Fair Ave



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

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