# 2817 W Empire Ave Unit 102

## Burbank, CA 91504



**3,100 SF**
Industrial Unit

## For Lease


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## PROPERTY HIGHLIGHTS

- 100% Air Conditioned Facility
- Creative Space with Polished Concrete Floors
- Empire Ave Frontage West of Buena Vista
- Walking Distance to Burbank Empire Center

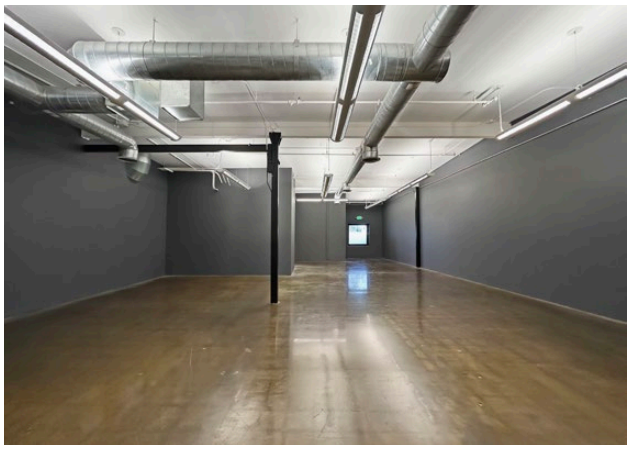
## SPECIFICATIONS

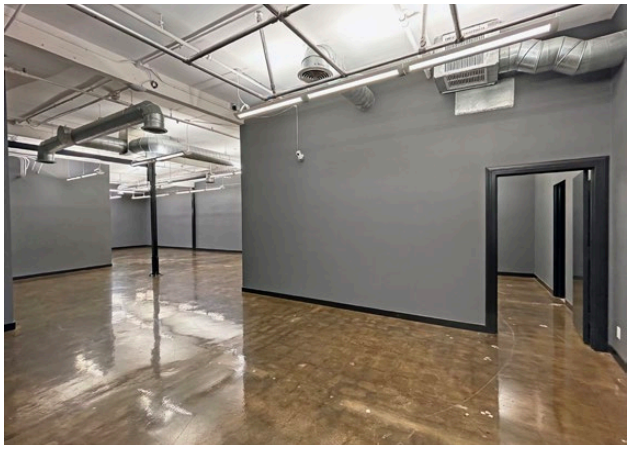
| | |
|---|---|
| **Lease Rate PSF** | $1.89 NNN / Op.Ex. $0.27 |
| **Clear Height** | 12’ |
| **GL Doors / Dim** | 1 / 5’x7’ |
| **Power** | 200A, 240V, 1Ph |
| **Parking Spaces / Ratio** | 6 / 1.9:1 |
| **Office SF / #** | 1,200 / 3 |
| **Restrooms** | 1 |
| **Office HVAC** | Yes |
| **Warehouse HVAC** | Yes |
| **Sprinklered** | Yes |
| **Zoning** | M2 |
| **Available** | 2/1/2027 |
| **To Show** | Occupied - Call Agent |

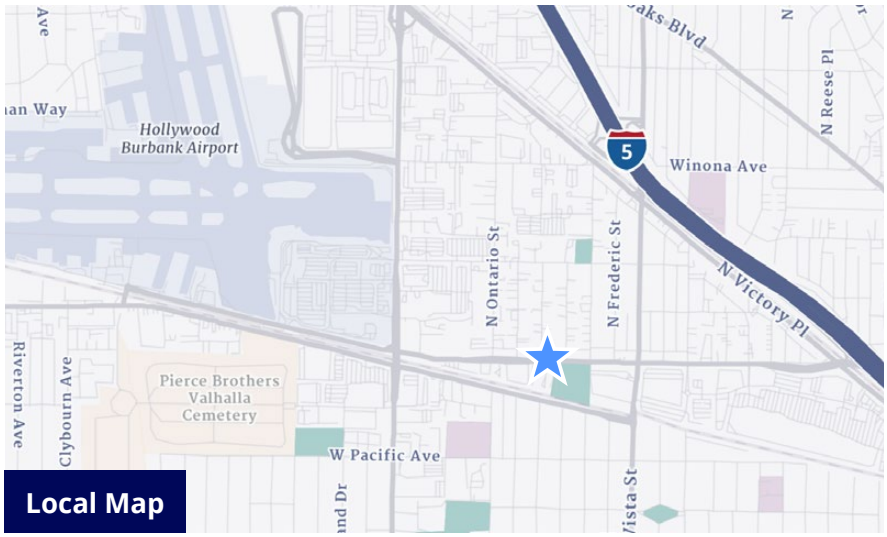
**Note: Electrical service** quoted above is from info listed on power panel(s), however, that info may not be accurate. Buyer is responsible to have a licensed electrician confirm actual service and confirm zoning allows buyer’s use.

# Photos, Maps & Layout

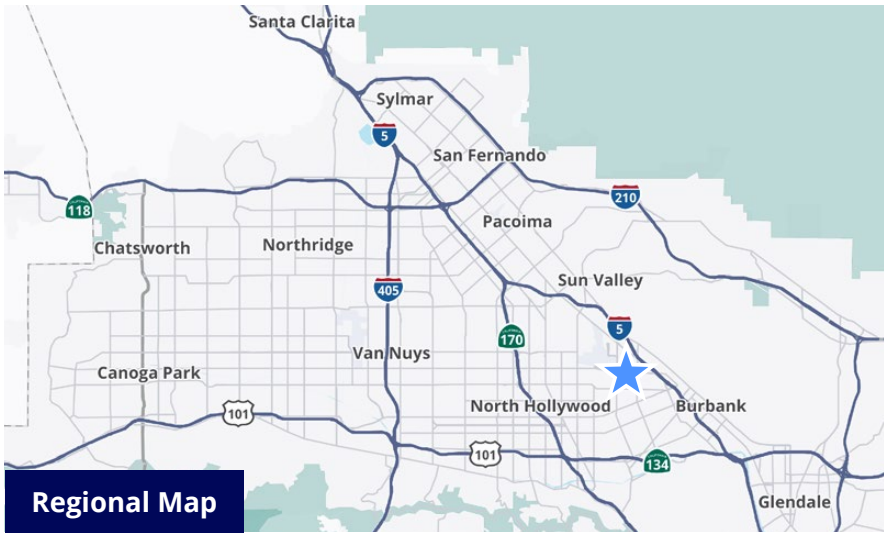


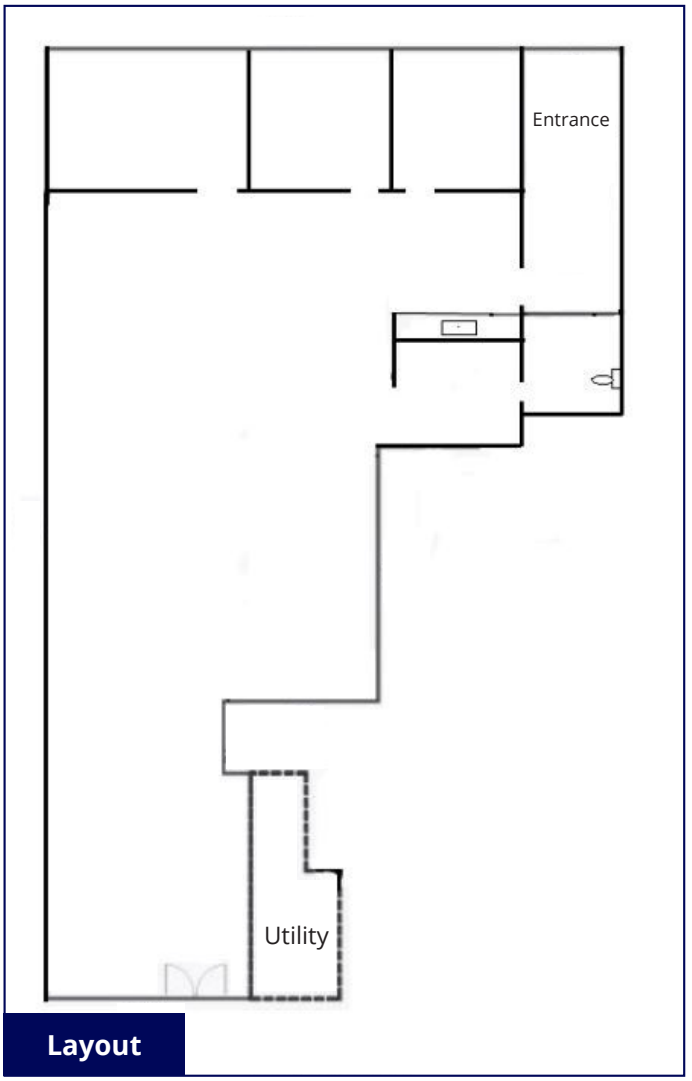





**Local Map**




**Regional Map**




**Layout**