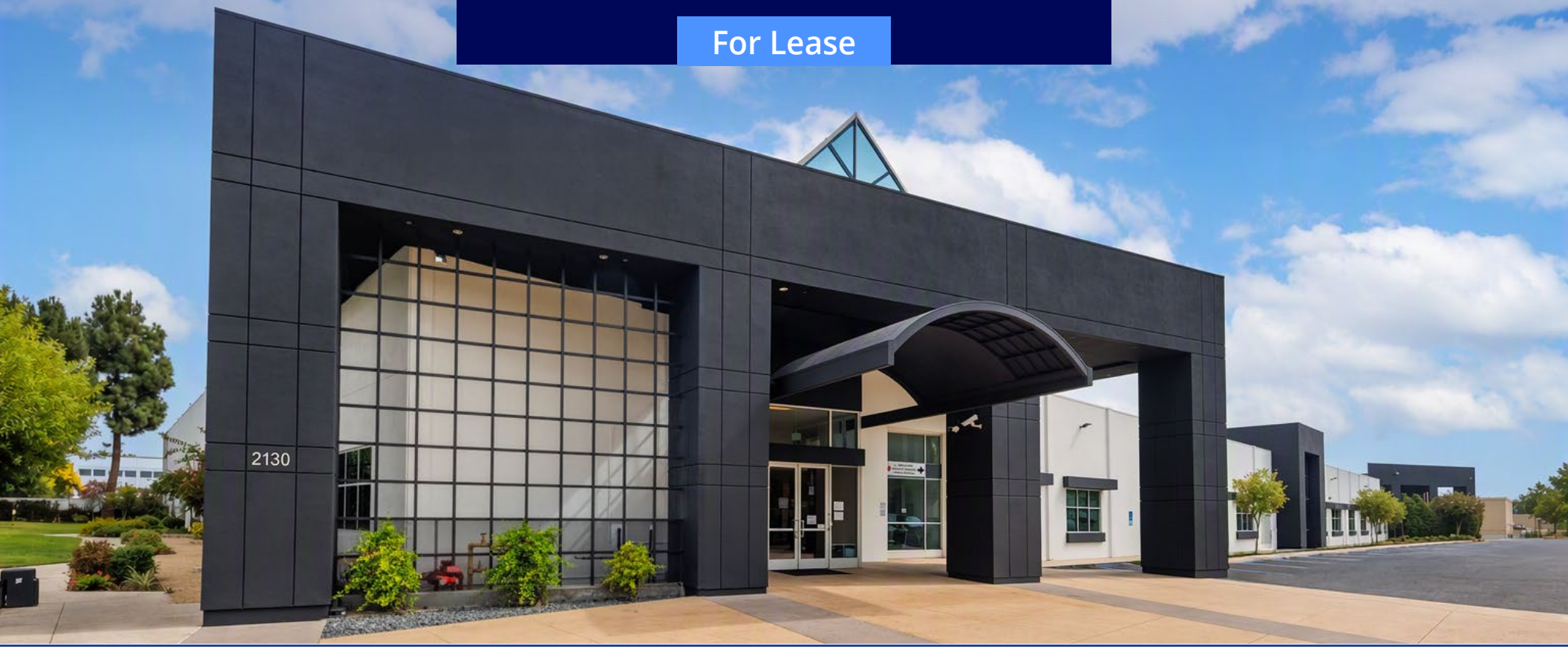
2130 Hollywood Way

Burbank, CA 91352

95,000 SF

Freestanding Industrial / Flex Building

For Lease



Matt Dierckman
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Building Highlights

High Image, Free-Standing Burbank Property on Hollywood Way

Advanced Manufacturing / Warehouse / Flex Opportunity

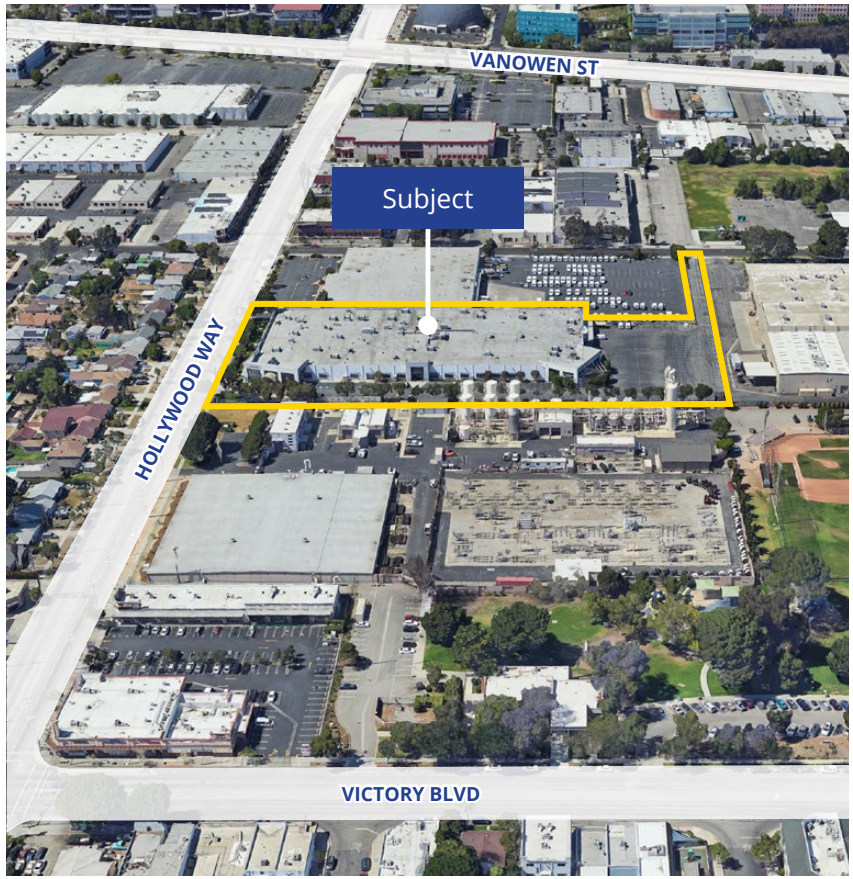
Multiple Dock Positions / Ground Level Doors

Build to Suit Office Configuration

Outdoor Seating / Lunch Room

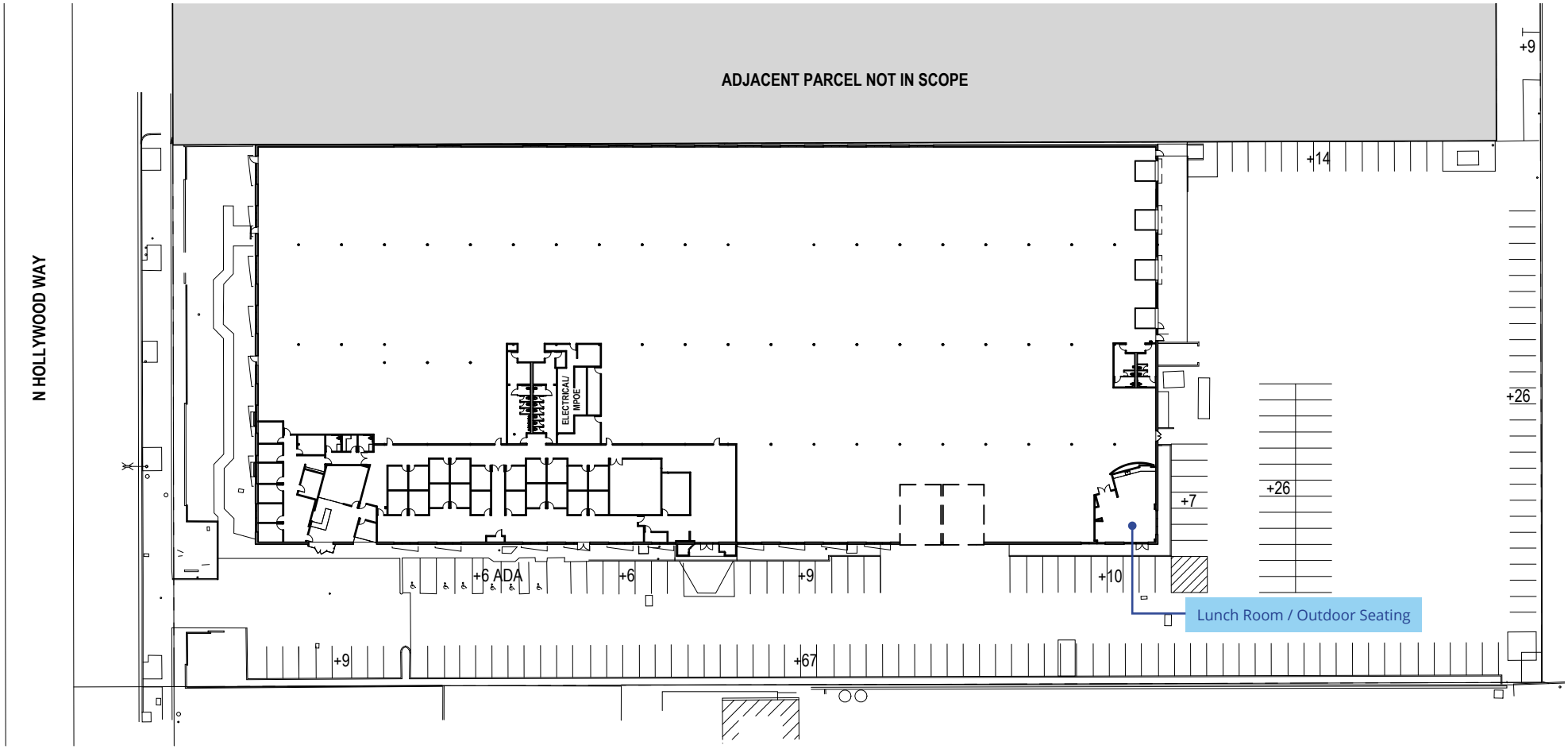
Heavy 3000 Amps Power

Available SF	95,000
Monthly Rent	TBD
Lease Rate/SF	TBD
Clear Height	21’
DH / GL Doors	4 / 2
Power	3000A, 480V
Parking Ratio (Spaces)	2 / 1,000 (191)
Office SF	Existing Office to Remain or Build-to-Suit Tenant’s Need
Restrooms	Existing Restrooms to Remain or Build-to-Suit Tenant’s Need
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	BUMI
Possession	8/1/2026
To Show	Call Agent
Summary of Planned Improvements	• 4 new DH doors and 2 side GL doors • Demo existing interior improvements to broom clean shell • Redo slurry / restripe the parking lot and drive isles • Paint all interior and exterior • New 10-year roof • Refresh landscape • Retain existing office as per attached plan



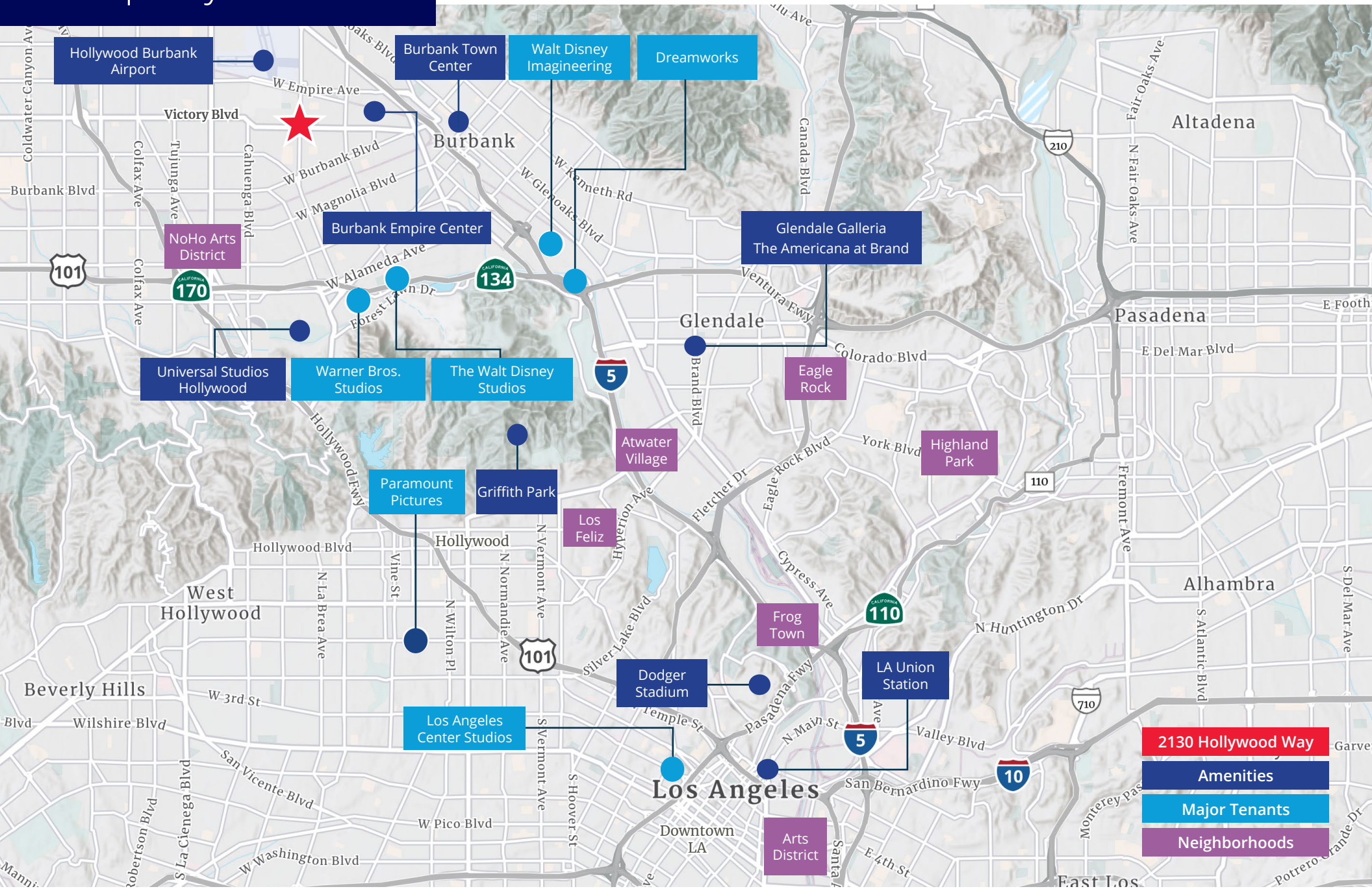
Notes: Office Configuration, loading, etc. built to suit tenant’s needs. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant’s use.

Layout



** Existing office to remain or build-to-suit to tenant's needs.

Property Location



2130 Hollywood Way

Burbank, CA 91505



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