

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

RENOVATIONS UNDERWAY

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

17,010 SF AVAILABLE FOR LEASE

7100 Fair Ave | North Hollywood, CA

STRATEGICALLY LOCATED INDUSTRIAL BUILDING WITH PRIVATE, GATED YARD

Rexford Industrial

Colliers

Building Features

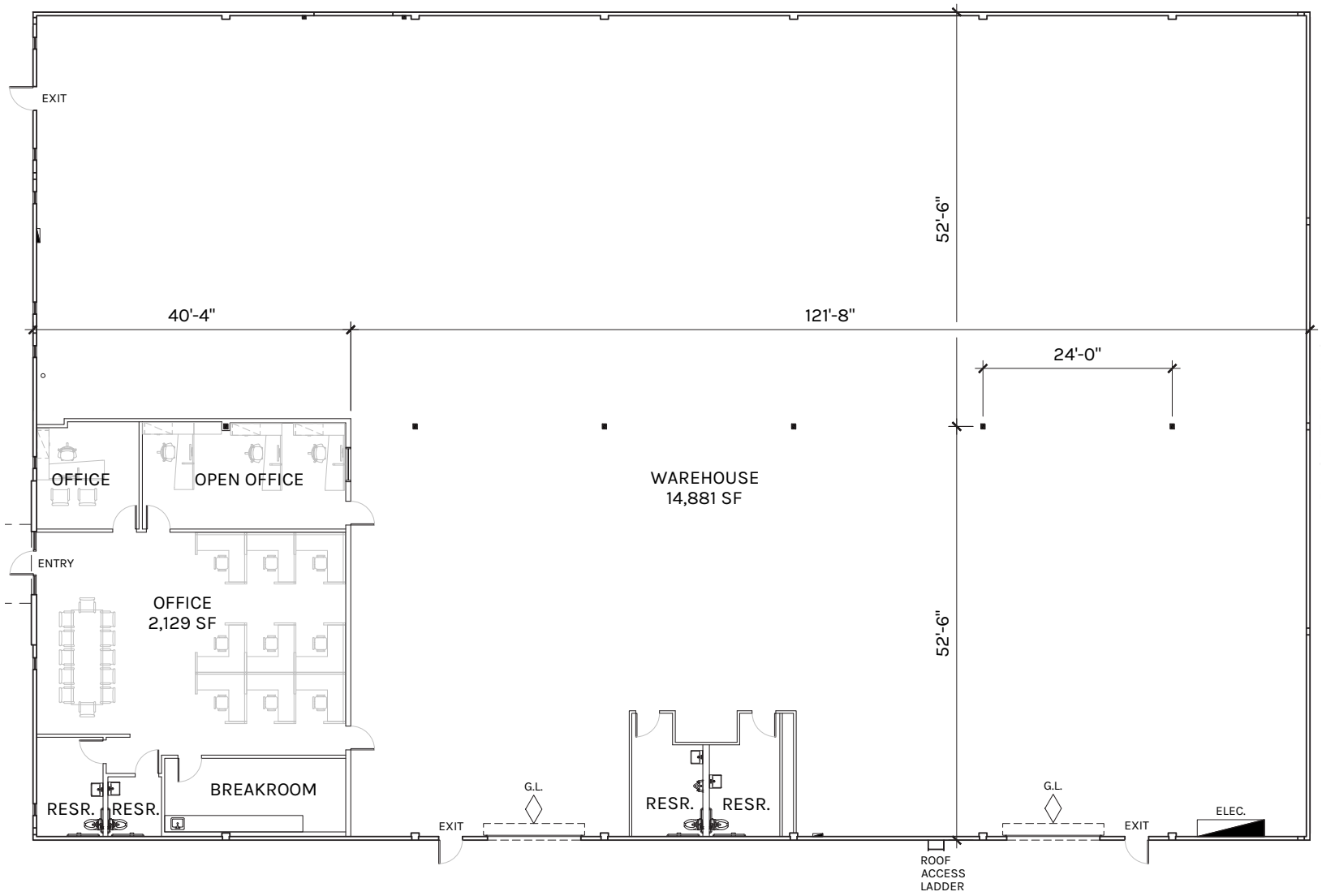


Property Highlights

- Lease Rate: $1.59 NNN; Op.Ex: $0.46
- 14,881 SF Warehouse
- 2,129 SF Office
- Clear Height: 15’
- 2 Ground Level Doors
- 4 Restrooms
- 24 Parking Spaces / 1.41:1 Ratio
- Power: 600A, 120/208V, 3Ph, 4W
- Professionally Managed & Landscaped
- Large, Private, Secured Fenced Yard
- Easy Access to 5, 134 & 170 Freeways

Floor Plan

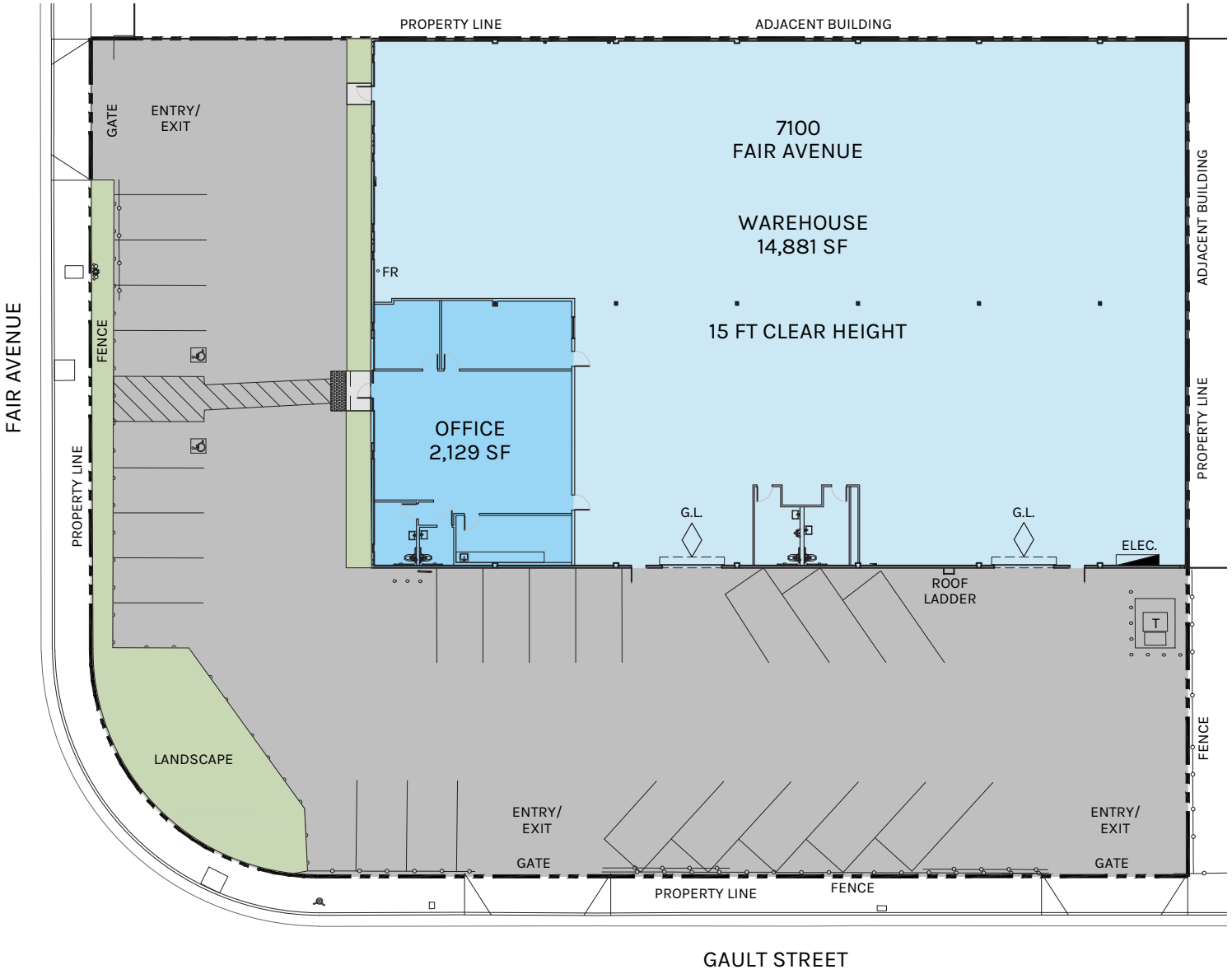
7100 FAIR AVE



WAREHOUSE	OFFICE	TOTAL
14,881 SF	2,129 SF	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.

Site Plan



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Exterior Photos



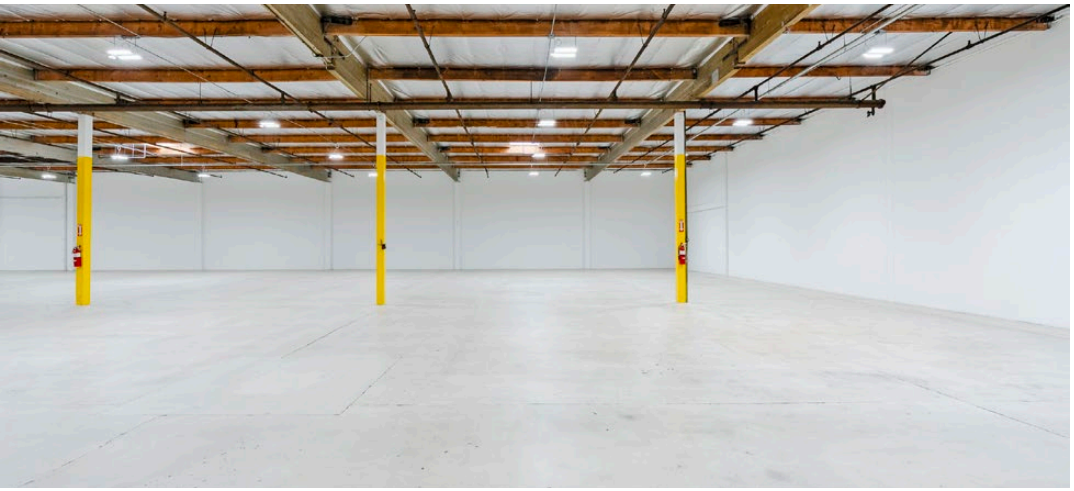




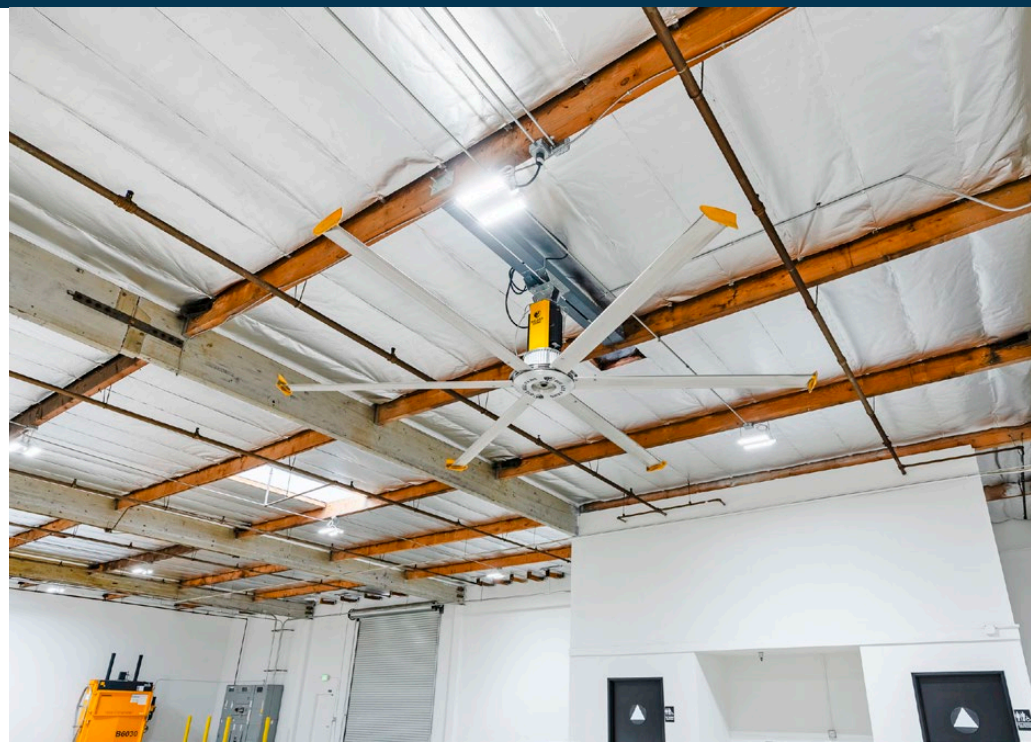


Warehouse Photos



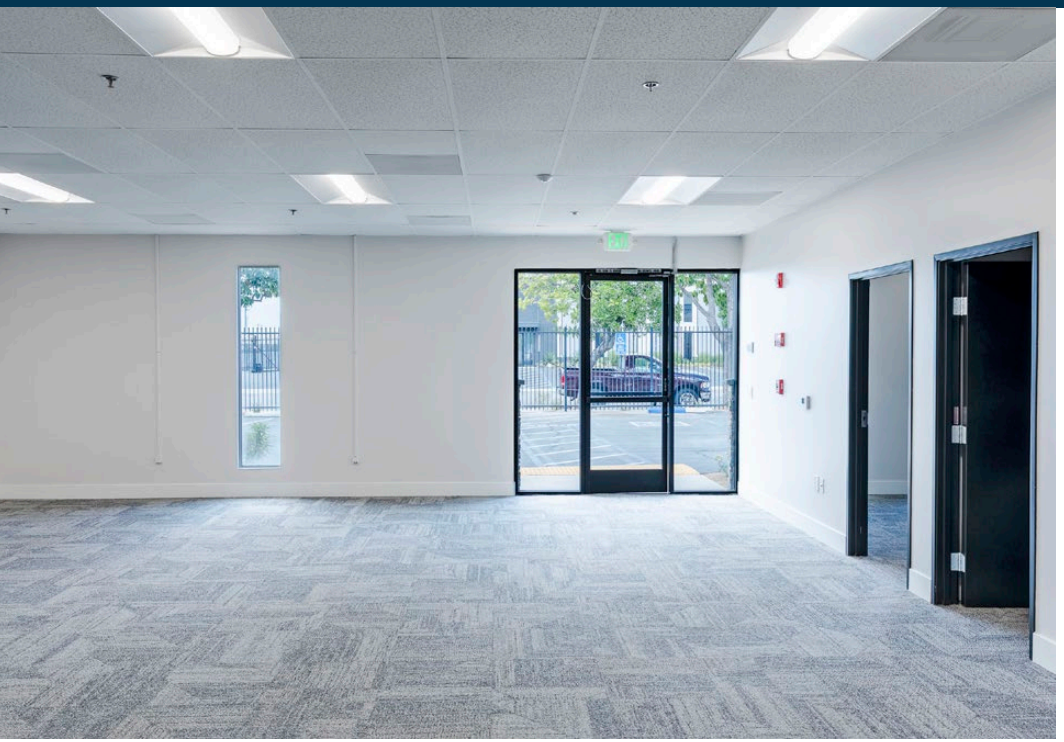


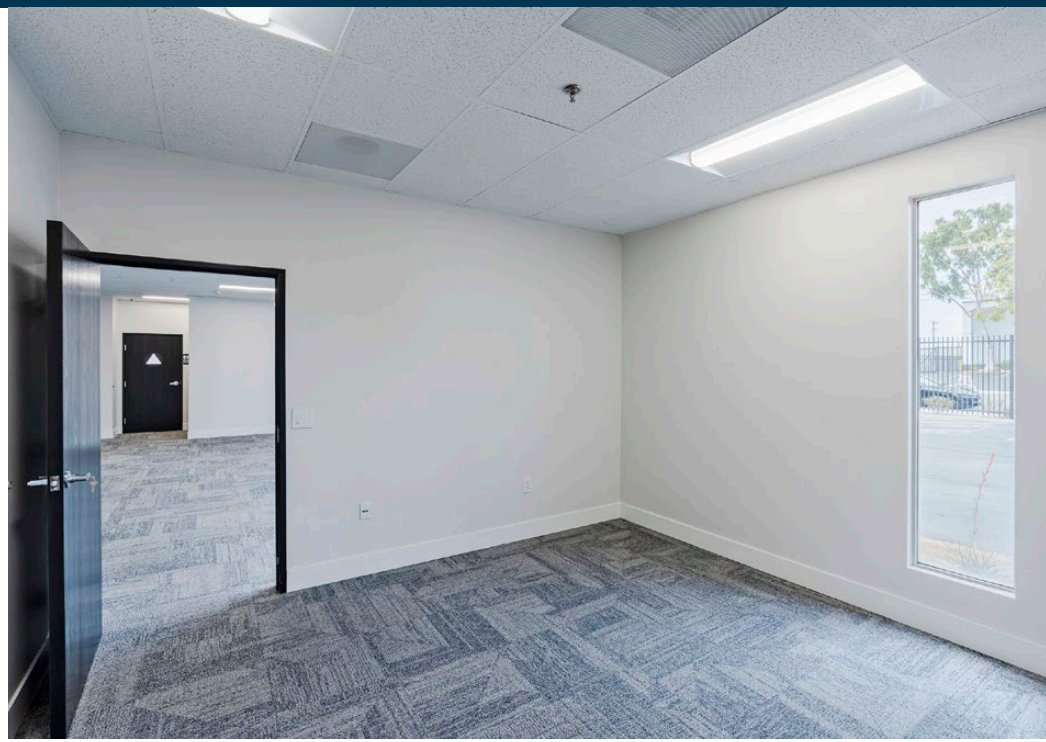


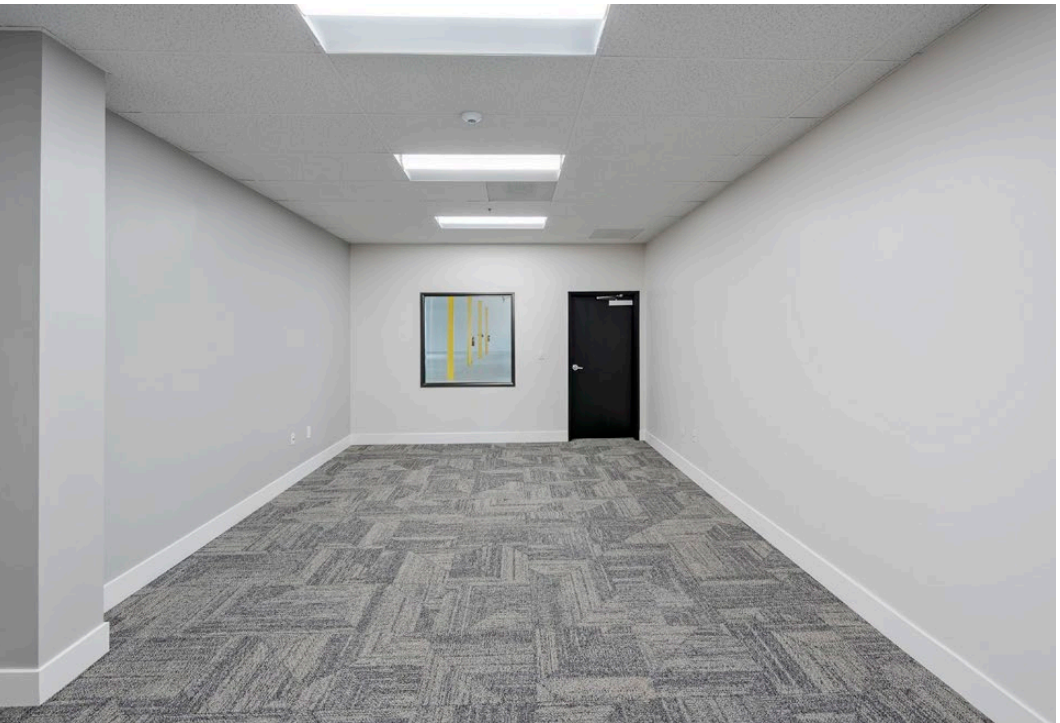




Office Photos



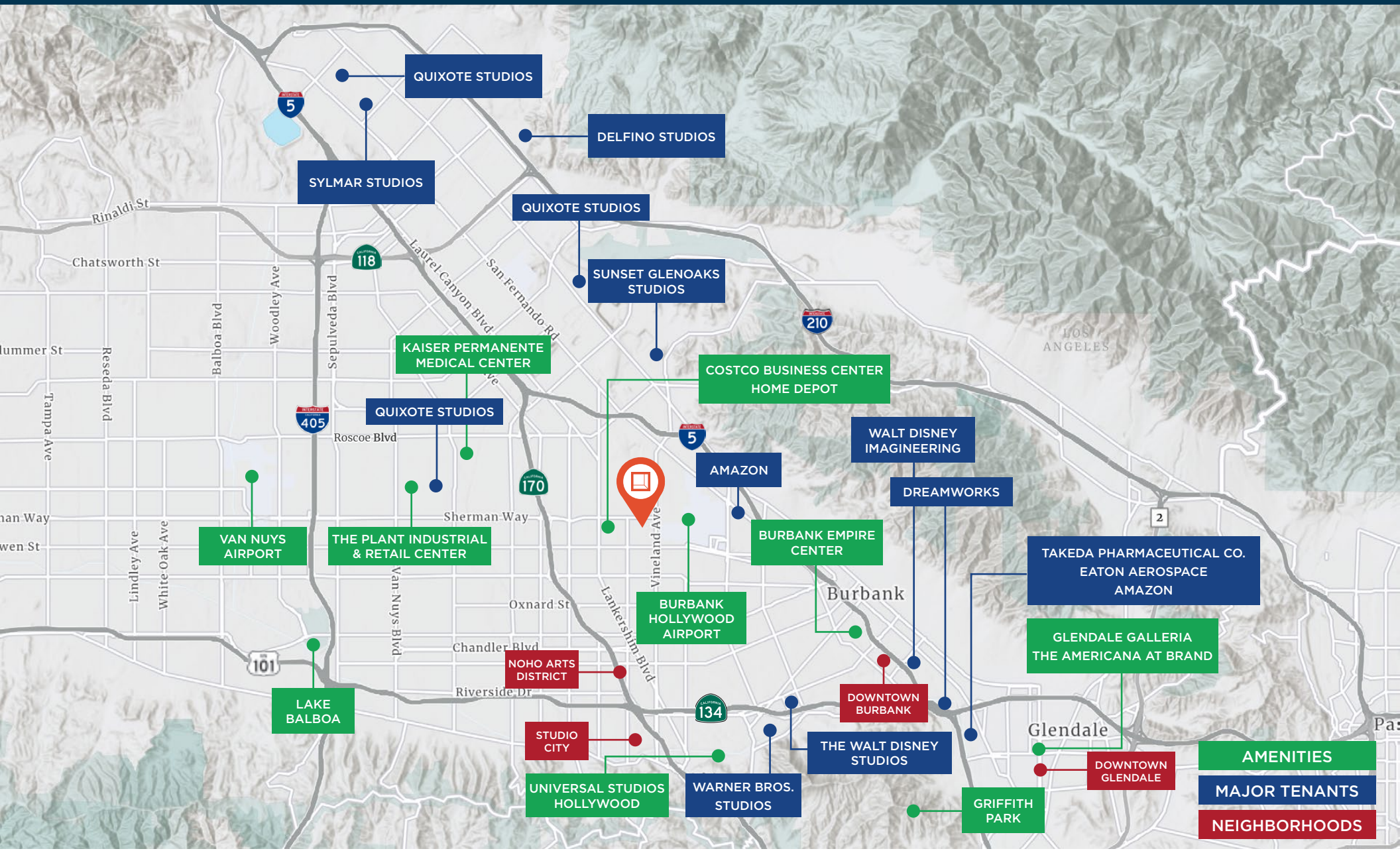






Property Location

7100 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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