BACKLOT BURBANK
2333 N VALLEY STREET



FOR MORE INFORMATION

4100-4210 W. VANOWEN PL., 2303-2333 N. VALLEY ST., 4400-4510 W. VANOWEN ST. | BURBANK | CA | 91505

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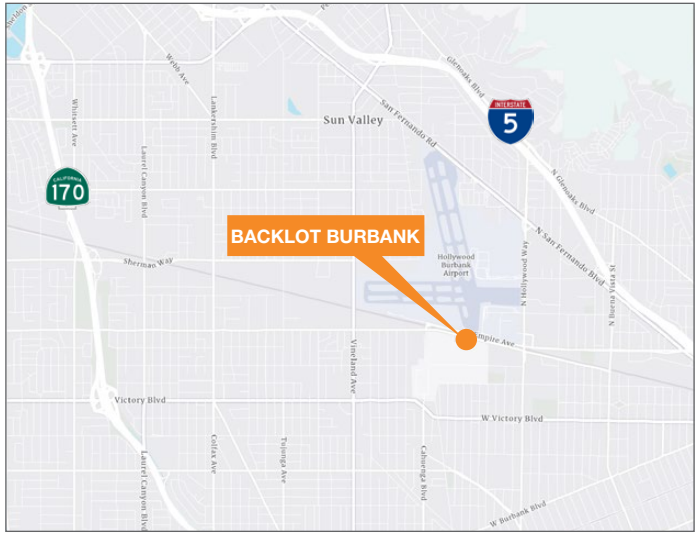
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PROPERTY FEATURES

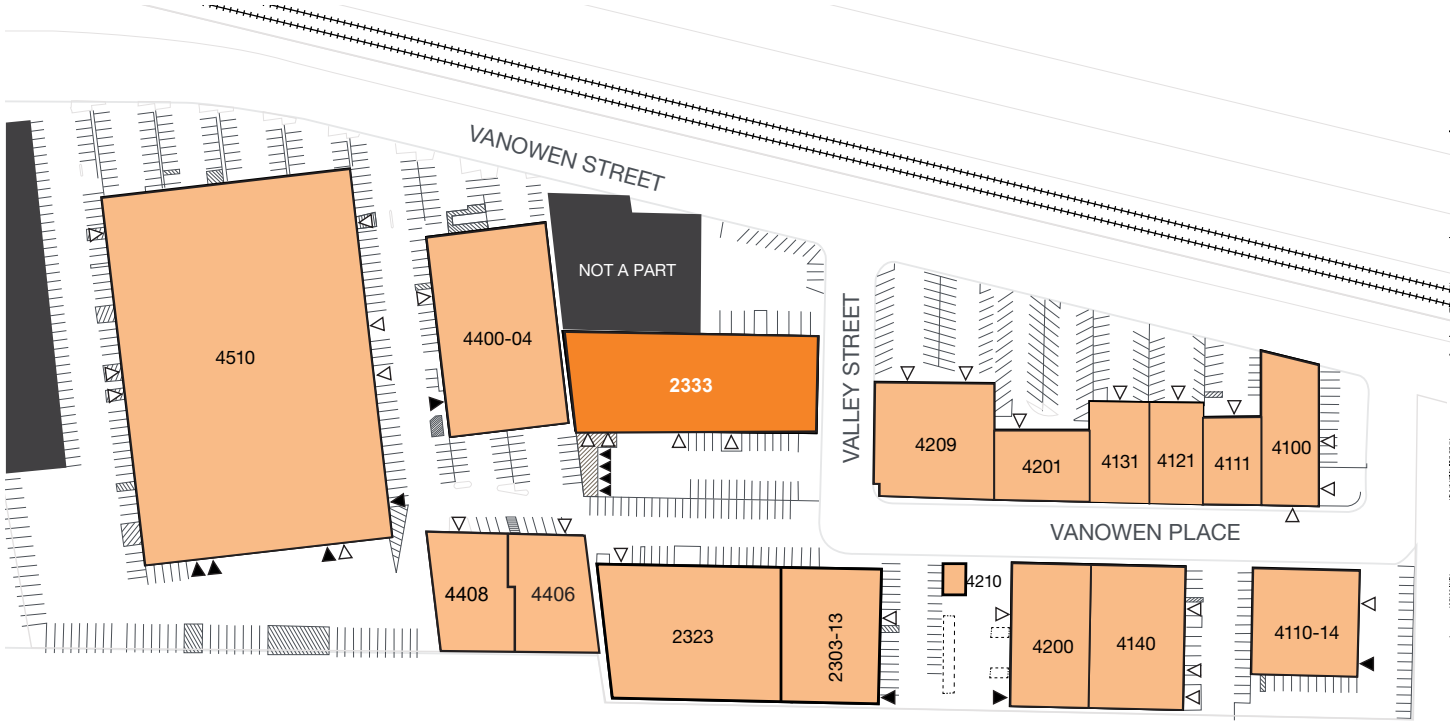
- 25,490 SF of creative industrial space
- Dock high & ground level loading
- Prime Burbank location with close proximity to major studios and entertainment companies
- Part of a 12-building creative industrial campus spanning over 300,000 SF
- Adjacent to the Hollywood/Burbank Airport and walking distance to Metrolink station, with ample nearby dining options
- Easily accessible from major freeways including the 5, 134, and 170



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

BACKLOT BURBANK

SITE PLAN



AVAILABILITY

AVAILABLE OCCUPIED

BUILDING	SF	LEASE RATE (NNN)	NETS	MONTHLY ALL-IN RENT	AVAILABLE
2333 N Valley St	25,490	$1.99	$0.61	$53,784	30 Days



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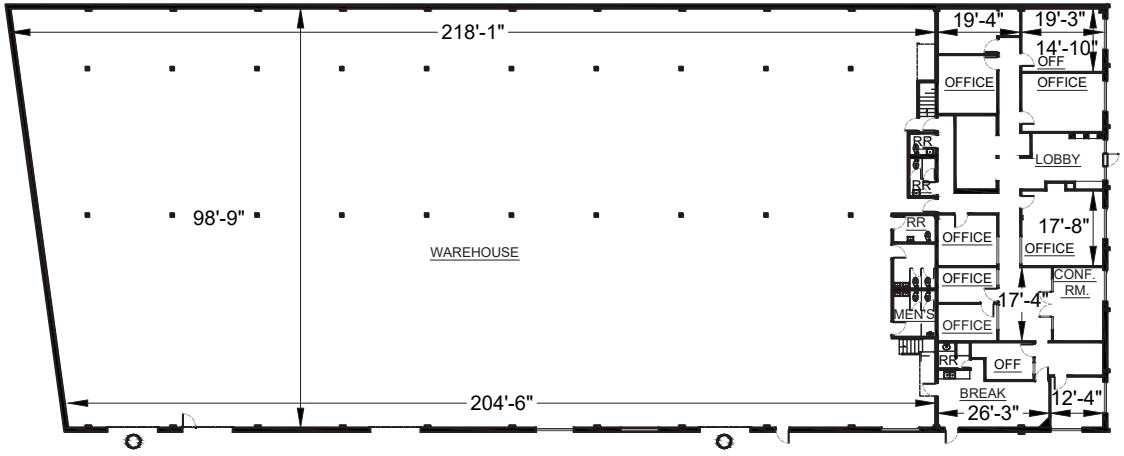
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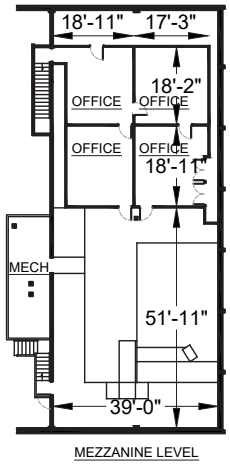
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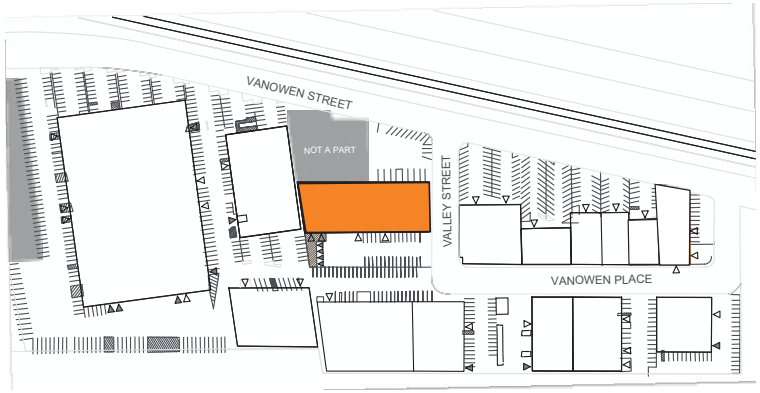
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BACKLOT BURBANK | 2333 N VALLEY ST





MEZZANINE LEVEL



SPECIFICATIONS

Available SF	25,490
Office SF / #	± 4,000 / 9
Warehouse SF	± 21,490
Clear Height	15'-18'
DH / GL Doors	4 / 4
Power	1200A, 480V, 3Ph, 1W 600A, 120/240V, 1Ph, 3W
Yard	Fenced / Paved
Parking Spaces	40 / 1.57:1 Ratio
Lease Rate	$1.50 PSF NNN

Notes: Dock height 40". Ground lvl drs: (2) 12x12', (1) 12x13', (1) 10x12'. Parking includes approximately 12 stalls in the truck loading well.

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.

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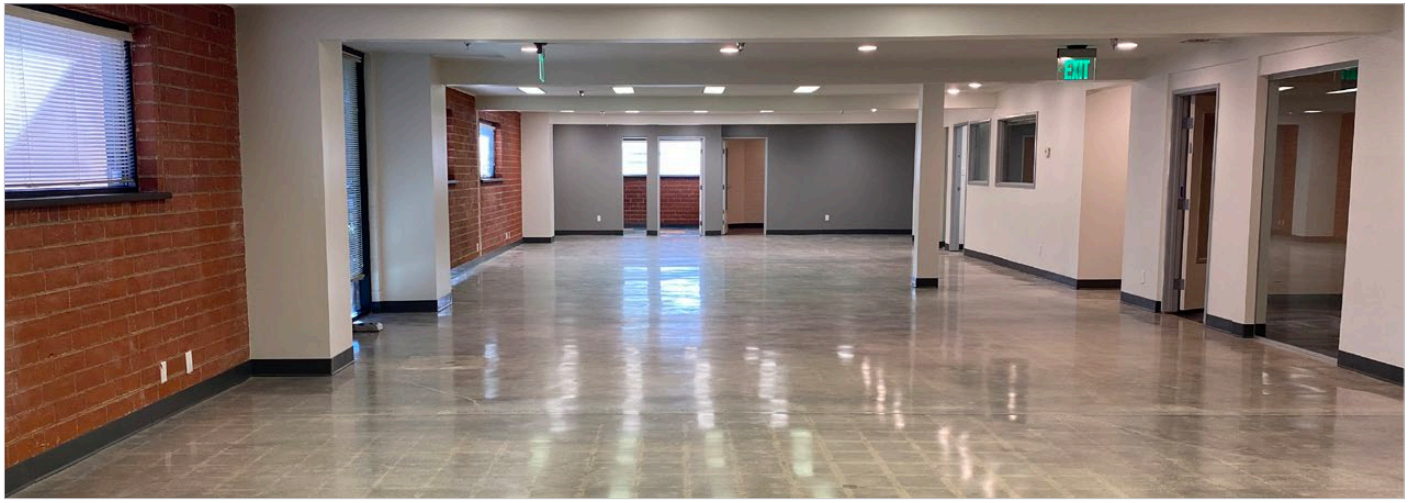
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BACKLOT BURBANK

AMENITIES & MAJOR TENANTS



NEARBY AMENITIES

Hollywood Burbank Airport
Burbank Empire Center
Plaza del Sol
Costco
The Home Depot
FedEx

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