

FOR LEASE

2850 N California St Burbank, CA 91504

7,000 to 14,650 SF Industrial Units Available!

Greg Geraci
License No. 01004871
+1 818 334 1844
Greg.Geraci@colliers.com

David Harding
License No. 01049696
+1 818 334 1880
David.Harding@colliers.com

Matt Dierckman
License No. 01301723
+1 818 334 1870
Matt.Dierckman@colliers.com

Billy Walk
License No. 01398310
+1 818 334 1898
William.Walk@colliers.com

Kevin Carroll
License No. 02078759
+1 818 334 1892
Kevin.Carroll@colliers.com

Property Highlights

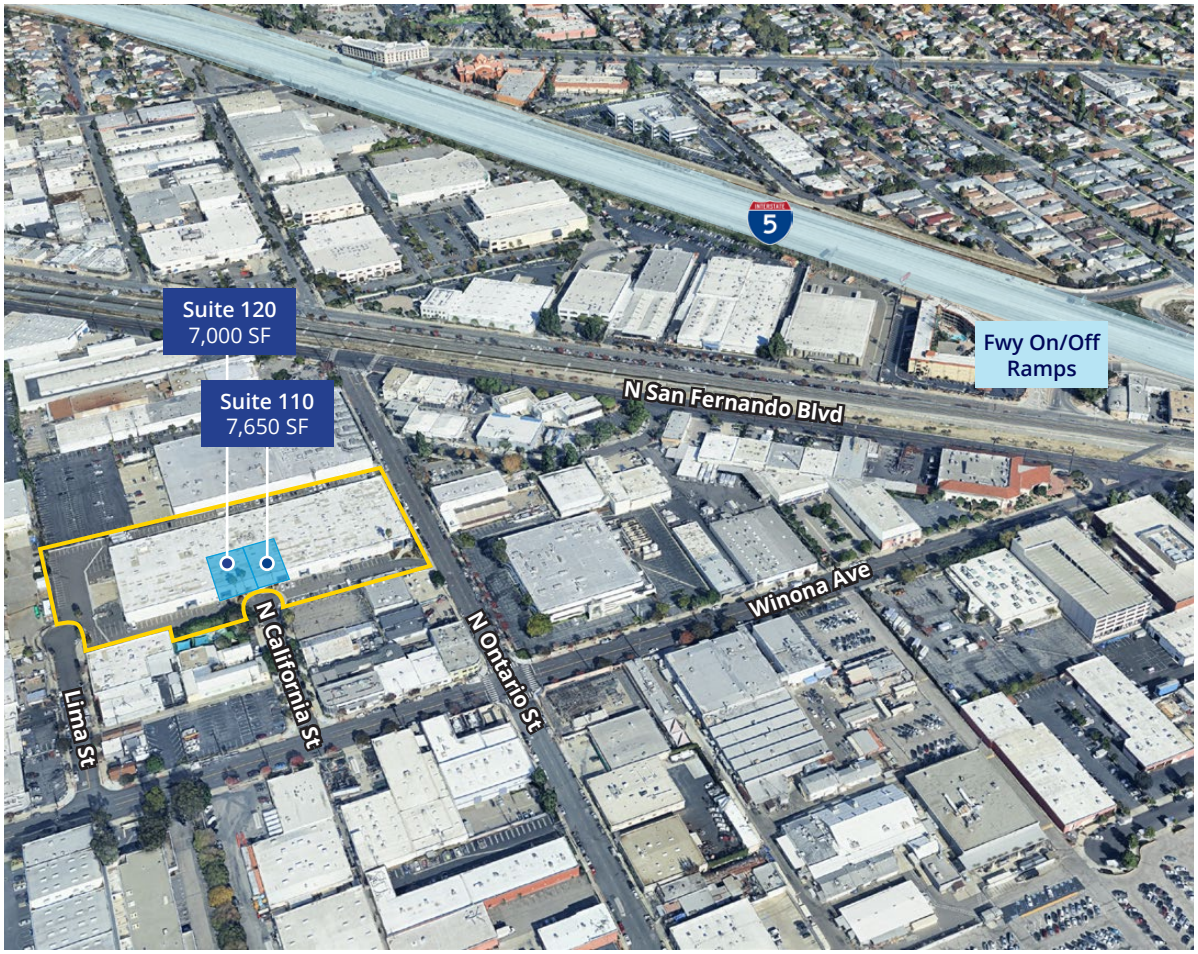
Prime Burbank Industrial Space

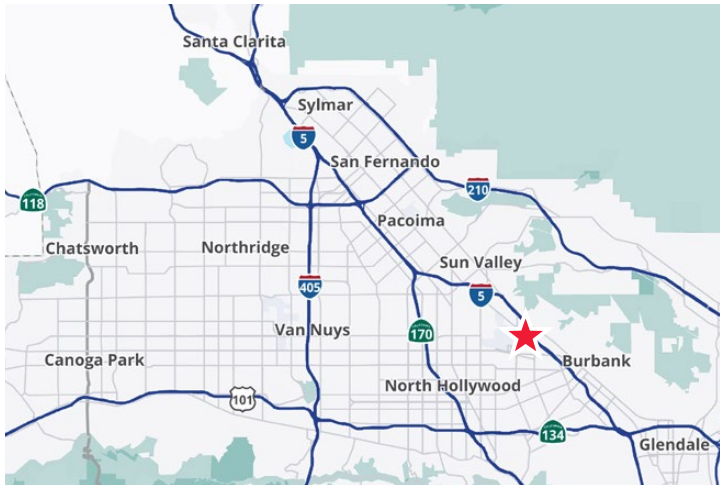
1 Block from New Burbank Airport Terminal Entrance

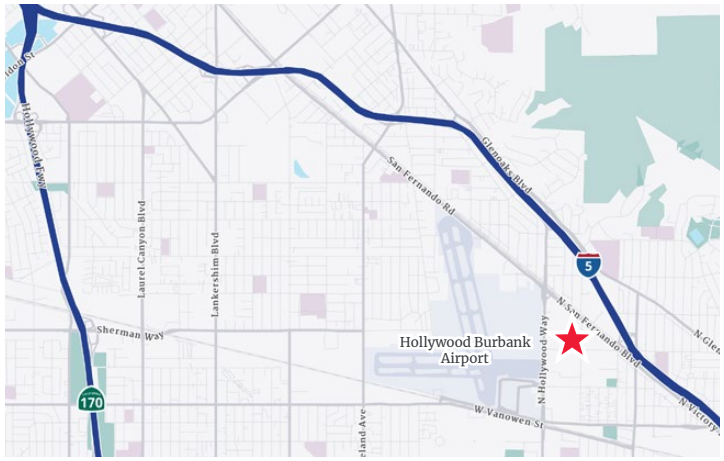
24' Clear Height

Excellent Access to Amenities and Airport

Adjacent to 5 Freeway; Minutes to 134, 170, 210, 118





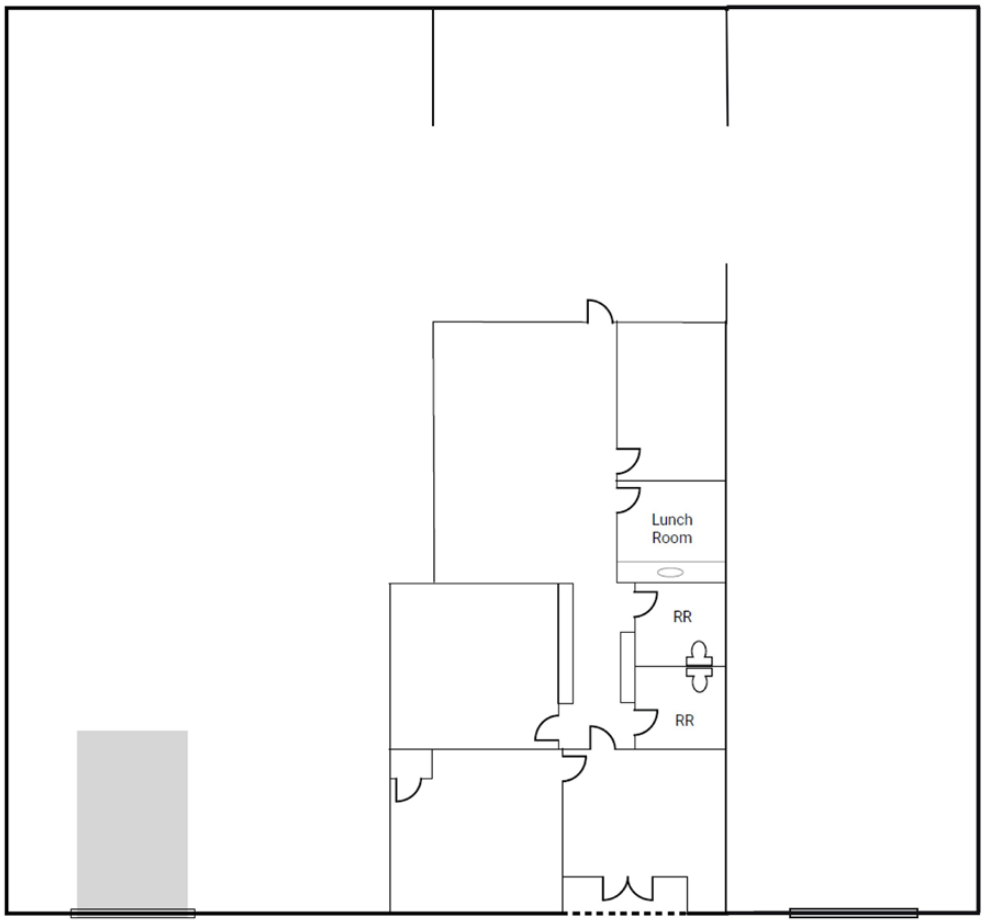


Specifications
2850 N California, Suite 110



Available SF	7,650
Monthly Rent	$12,929
Lease Rate PSF	$1.69 NNN / Op.Ex. $0.31
Clear Height	24’
GL Doors / Dim	2 / 12’x13’
Power	400A, 480V, 3Ph
Office SF	1,800
Restrooms	2
Parking Spaces / Ratio	16 / 2.1:1
Zoning	M2
Possession	Now
To Show	Call Agent

Notes: 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.

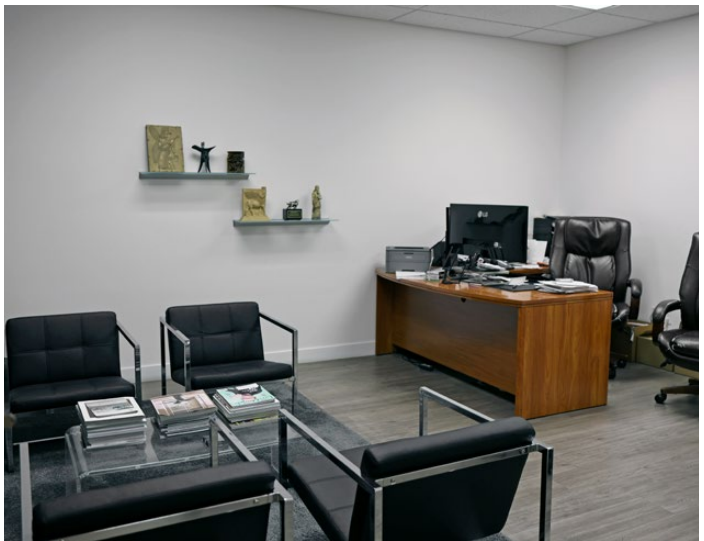


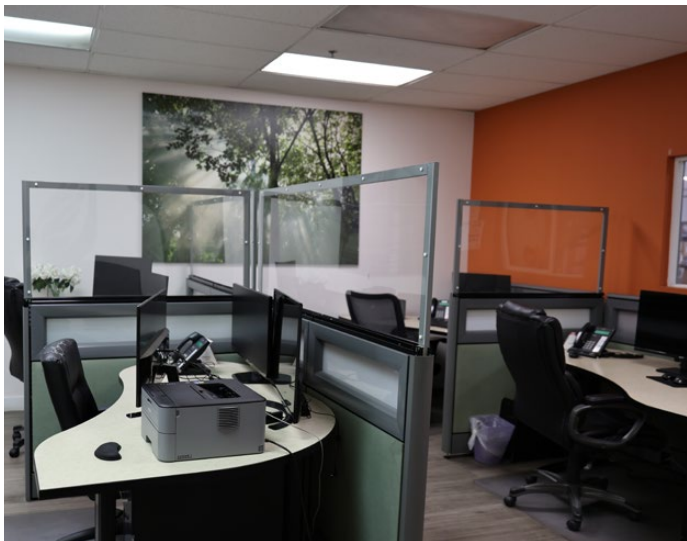
Photos
2850 N California, Suite 110









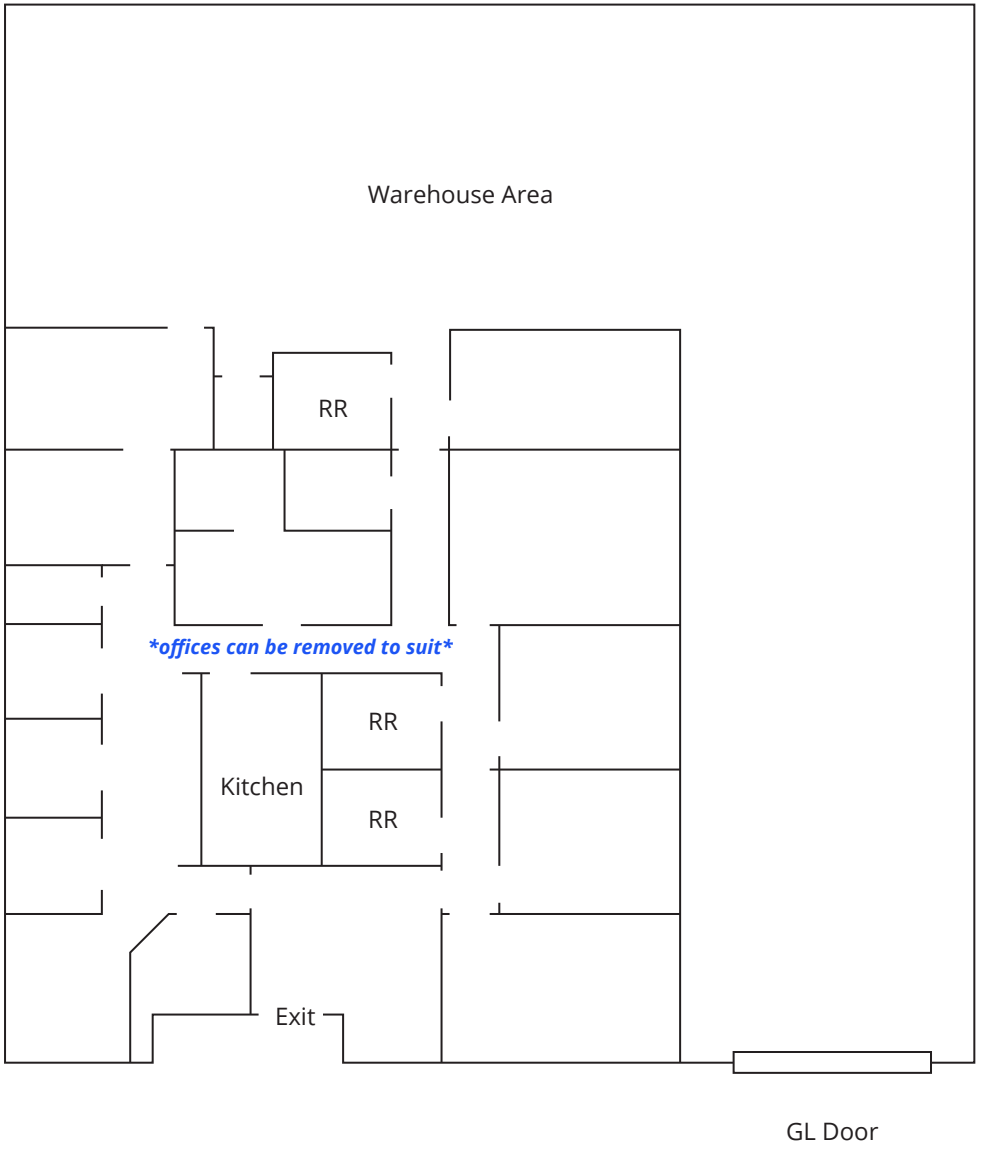


Specifications
2850 N California, Suite 120



Available SF	7,000
Monthly Rent	$11,830
Lease Rate PSF	$1.69 NNN / Op.Ex. $0.31
Clear Height	24’
GL Doors / Dim	1 / 12’x13’
Power	400A, 480V, 3Ph
Office SF	3,500
Restrooms	3
Parking Spaces / Ratio	10 / 1.4:1
Zoning	M2
Possession	Now
To Show	Call Agent

Notes: 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.



Photos
2850 N California, Suite 120









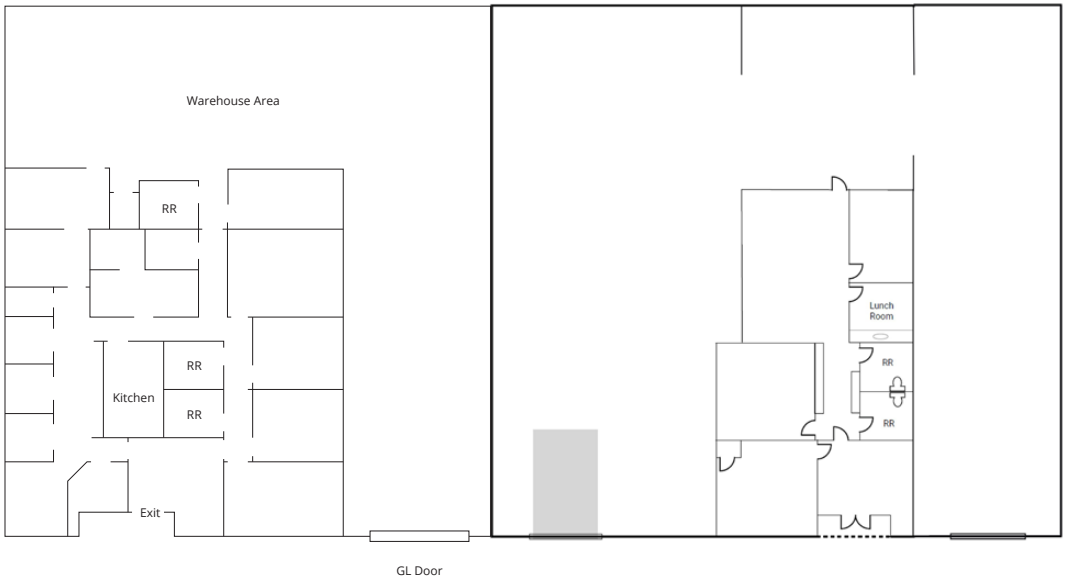
Specifications
2850 N California, Suite 110 & 120



Available SF	14,650
Monthly Rent	$24,759
Lease Rate PSF	$1.69 NNN / Op.Ex. $0.31
Clear Height	24’
GL Doors / Dim	3 / 12’x13’
Power	800A, 480V, 3Ph
Office SF	5,300
Restrooms	5
Parking Spaces / Ratio	22 / 1.5:1
Zoning	M2
Possession	Now
To Show	Call Agent

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Suite 120 Suite 110



Proximity to New Airport Terminal Replacement



Burbank Airport Terminal Replacement

Hollywood Way / I-5 Interchange

INTERSTATE 5

San Fernando Rd

Hollywood Way

San Fernando Blvd

New Airport Entrance from Winona Ave

Hollywood Burbank Airport

Current Airport Entrance from Thornton

Vanowen St

Vanowen St

Amenities & Major Tenants





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Colliers
505 N Brand Blvd
Suite 1250
Glendale, CA 91203
www.colliers.com

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