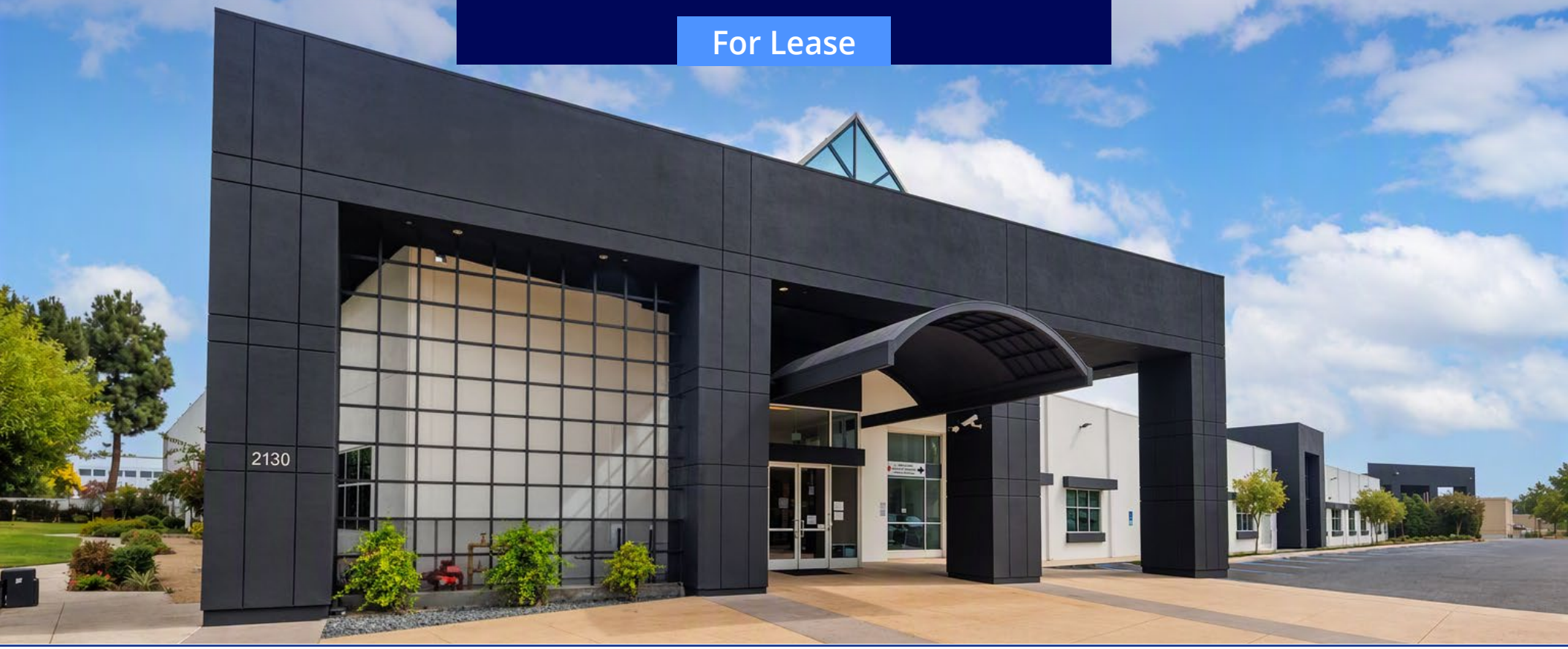
2130 Hollywood Way

Burbank, CA 91352

95,000 SF

Freestanding Industrial / R&D Building

For Lease



Matt Dierckman
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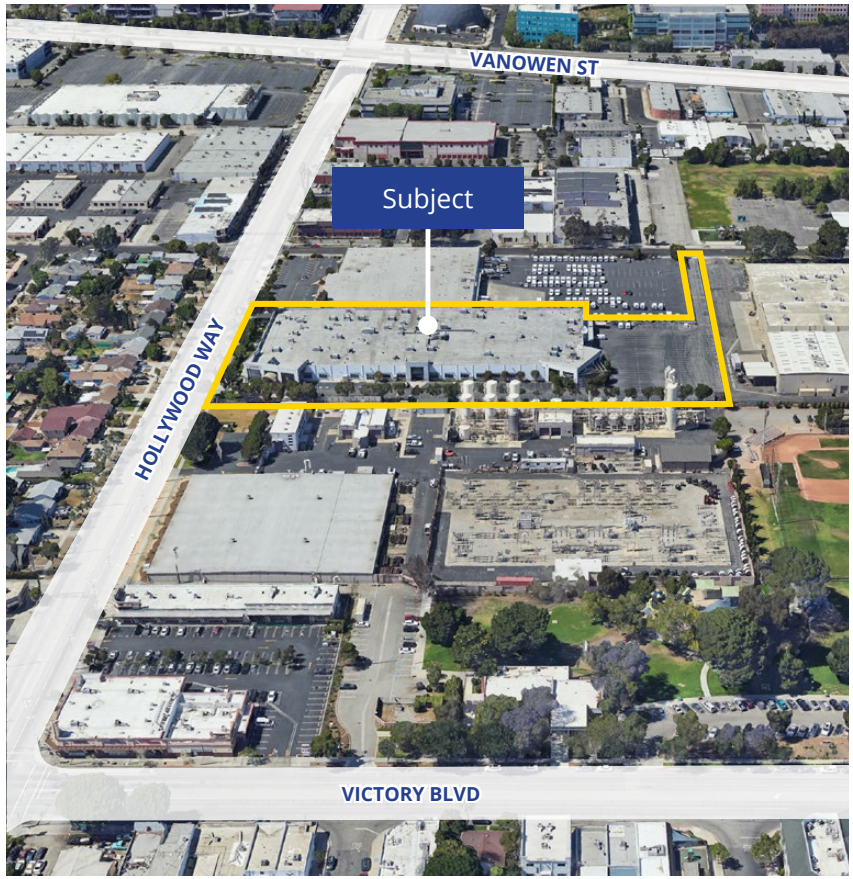
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Building Highlights

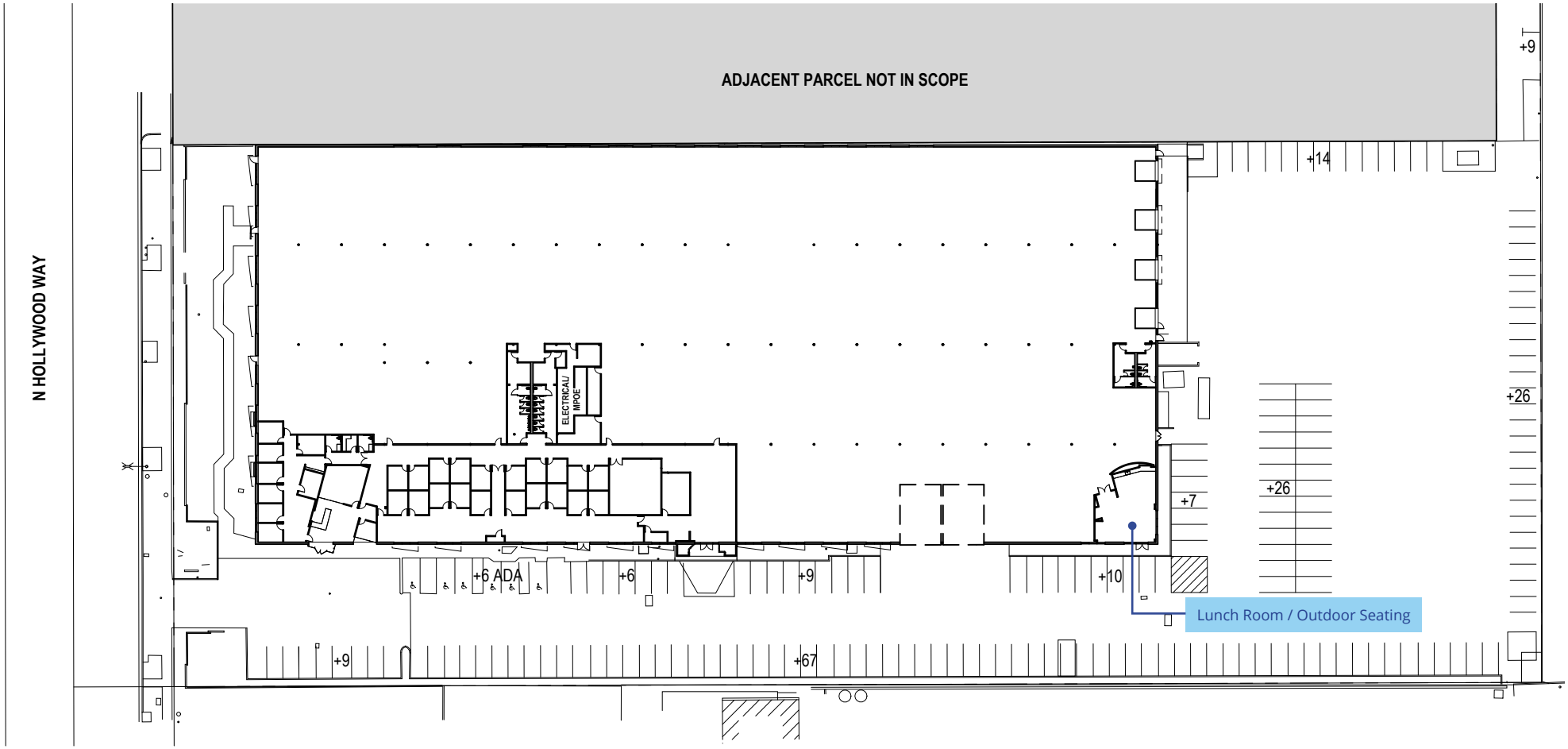
- High Image, Free-Standing Burbank Property on Hollywood Way
- Advanced Manufacturing / Warehouse / R&D Opportunity
- Multiple Dock Positions / Ground Level Doors
- Large, Secured Yard
- Outdoor Seating / Lunch Room
- Heavy 3000 Amps Power

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	11,326
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	BUMI
Possession	2/1/2027
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



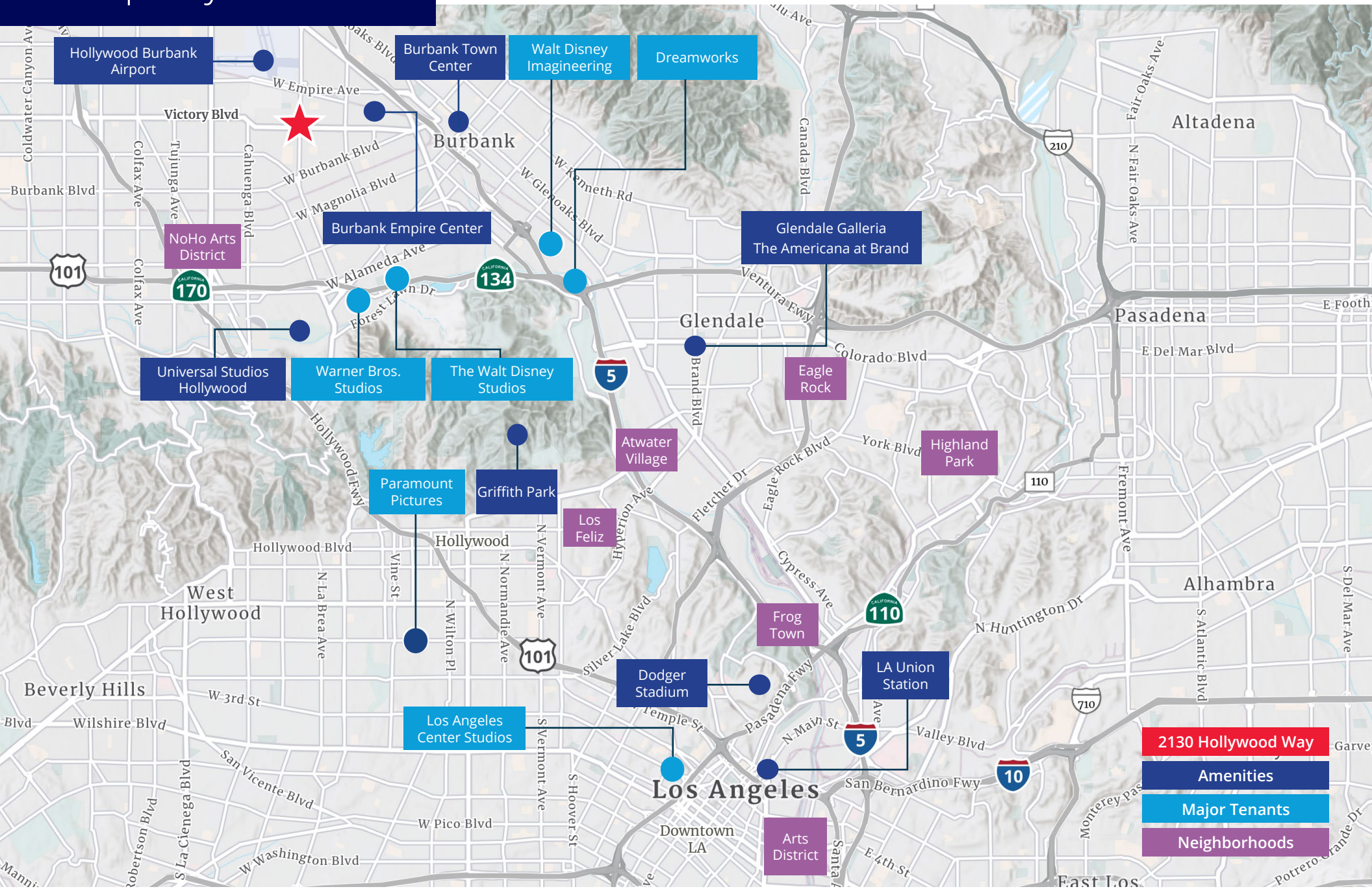
Notes: Office Configuration, loading, etc. built to suit tenant’s needs. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows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

Layout



** Office size can be reduced to suit.

Property Location



2130 Hollywood Way

Burbank, CA 91505



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