



OVERVIEW

Fantastic, block construction, barrel truss warehouse space right next to downtown Burbank across from IKEA. Parking for 25+ cars. Warehouse was a former defense contracting manufacturing site so there is plenty of power. Office space is also available for lease at \$1.50 a foot with divisible space between 400 and 2100 square feet.

RENTAL DETAILS

SPACE AVAILABLE	9,140 SF	RENT RATE (YR)	\$30.00 USD /SF/yr
# OF SPACES	1	LEASE TYPE	Modified Gross
RENT/MONTH	\$22,850 USD /mo	LEASE LENGTH	Negotiable
RENT RATE (MO)	\$2.50 USD /SF/mo	AVAILABLE	Now

BUILDING DETAILS

PROPERTY TYPE	Industrial	CLEAR CEILING HT	10 Ft
PROPERTY SUBTYPE	Warehouse	DOCKS	-
TOTAL BUILDING SIZE	24,140 SF	DRIVE INS	2
YEAR BUILT	1947	PARKING SPACES	26
UTILITIES	-		