



## HIGHLIGHTS

- BUM2 Zoned Industrial - Up To 10,066 SF
- Clear Span Warehouse - 15' Clear Height
- 40 Parking Spaces- Large Paved, Fenced Secured Lot
- Four (4) 12' x 12' - Ground Level Drive-In Bays

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## OVERVIEW

Specialized Realty presents a tremendous opportunity to lease 2537 N. Ontario St., approx. 10,066 SF of well-maintained, clear span industrial/warehouse/flex/creative office space strategically located in the heart of the “Media Capital of the World”. Part of a larger multi-tenant property, 4 units are available which can be leased separately, each with their own entry, drive-in’s & restrooms or combined for 10,066 SF of seamlessly integrated space, ideal for a variety of uses. The property is situated on a large, paved & fenced BUM2 zoned 37,890 SF lot in

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## RENTAL DETAILS

<b>SPACE AVAILABLE</b>	2,376-10,066 SF	<b>RENT RATE (YR)</b>	\$25.20 USD /SF/yr
<b># OF SPACES</b>	1	<b>LEASE TYPE</b>	Modified Gross
<b>RENT/MONTH</b>	\$4,990+ USD /mo	<b>LEASE LENGTH</b>	3-5 Years
<b>RENT RATE (MO)</b>	\$2.10 USD /SF/mo	<b>AVAILABLE</b>	Now

## BUILDING DETAILS

<b>PROPERTY TYPE</b>	Industrial	<b>TOTAL BUILDING SIZE</b>	18,700 SF
<b>PROPERTY SUBTYPE</b>	Warehouse	<b>YEAR BUILT</b>	1982

# 2537 ONTARIO ST - INDUSTRIAL FOR RENT

Burbank, CA 91504- [Vega](#) | 2,376-10,066 SF

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## LAND DETAILS

**LAND ACRES**

0.87 AC

**LAND SF**

37,897 SF

**ZONING**

BUM2

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