



## HIGHLIGHTS

## Burbank Airport Adjacent -High-Image Facility | 3401 W Pacific Ave

9,984 SF of Industrial Space Available in Burbank, CA

Clearance - Fenced Storage Area

FULLY RENOVATED LIKE NEW!!

Excellent Street Visibility with Potential Building Signage

Minutes From Amenities, Restaurants, Hotels, Burbank Airport, Fitness Centers, Daycare and Freeway Onramp

### FEATURES

Clear Height **18'**

Drive-In Bays **2**

### ALL AVAILABLE SPACE(1)

**1st Floor, Ste 3401**

SIZE

**9,984 SF**

TERM

**Negotiable**

RENTAL RATE

**\$1.65/SF/MO**

SPACE USE

**Industrial**

CONDITION

**Partial Build-Out**

## Burbank Airport Adjacent -High-Image Facility | 3401 W Pacific Ave

9,984 SF of Industrial Space Available in Burbank, CA

### PROPERTY OVERVIEW

For Lease High-Image Industrial/Flex Facility Prime Burbank Airport Location - FULLY RENOVATED LIKE NEW!!

The property features: Newly renovated; All ground floor space; Minimal office layout; Two (2) ground level loading doors (10' x 10'); 18' warehouse clearance; Motion activated LED lighting in warehouse; Space Heaters; Ample parking; Fenced Storage Area; Ample power; BUM2 zoning.

The property is located in a prime Burbank airport location with quick access to public transportation, Providence Holy Cross and Burbank Airport. Minutes from local amenities, Target, Costco, restaurants, coffee shops, US Post Office, hotels, fitness centers and daycare facilities. Close proximity to the 5, 210, 134, and 118 freeway on-ramps.

### WAREHOUSE FACILITY FACTS

Building Size	<b>9,984 SF</b>
Lot Size	<b>0.38 AC</b>
Year Built/Renovated	<b>1980/2022</b>
Construction	<b>Masonry</b>
Power Supply	<b>Amps: 400 Volts: 120-240 Phase: 3</b>
Zoning	<b>BUM2* - Tenant to verify zoning.</b>

### LINKS