

# Flex Industrial Building FOR LEASE

## Burbank Airport Commerce Center

7565 N. San Fernando Road ■ Burbank, CA



- **9,224 SF Fully Air Conditioned Building**
- **Lease Rate:** \$16,142 / Month Net (\$1.75/SF NNN)
- **Monthly Operating Expenses:** \$4,276.00 (\$0.464/SF)
- High Image Flex / Industrial Building
- 3,440 SF of Modern Office Space
- 24' Clearance
- 1 Ground Level Loading Position
- 400 Amps/277 Volt 3-Phase 4 Wire Power
- Immediate Access to I-5, I-405, 118, 210 and 170 Freeways
- 18 Striped Parking Stalls Governed by Business Park CC&Rs
- Adjacent to Bob Hope Burbank/Pasadena/Glendale Airport
- Building is physically located in Sun Valley (City of Los Angeles), but carries a Burbank, CA mailing address

# Flex Industrial Building FOR LEASE

## Burbank Airport Commerce Center

7565 N. San Fernando Road ■ Burbank, CA

### SPACE DESCRIPTION

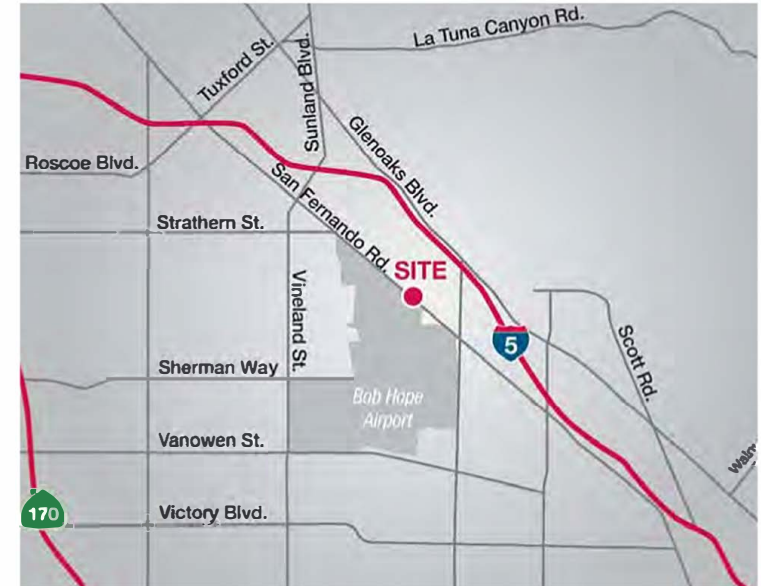
7565 N. San Fernando Road, Sun Valley, CA is a state-of-the-art, newly constructed Flex / Distribution building, located within the Burbank Airport Commerce Center. Built in 2005, this concrete-tilt-up building is of the highest quality construction.

The building is fully air conditioned and is equipped with 4,260 square feet of office space. The warehouse area offers a minimum 24' interior clearance height, 1 ground level loading door, 400 Amps of 277/480 volt 3-phase, 4 wire electrical service. The building provides for 18 car parking, and a .33/3,000 GPM fire sprinkler system which allows for a multitude of industrial applications within LA-M2 zoning.

### LOCATION DESCRIPTION

The building is located adjacent to the Burbank Airport and near the major entertainment studios in the City of Burbank. The building is located only 1 mile away from the Burbank Empire Retail Center, which offers tenants immediate access to restaurants, shopping, hotels, and banking.

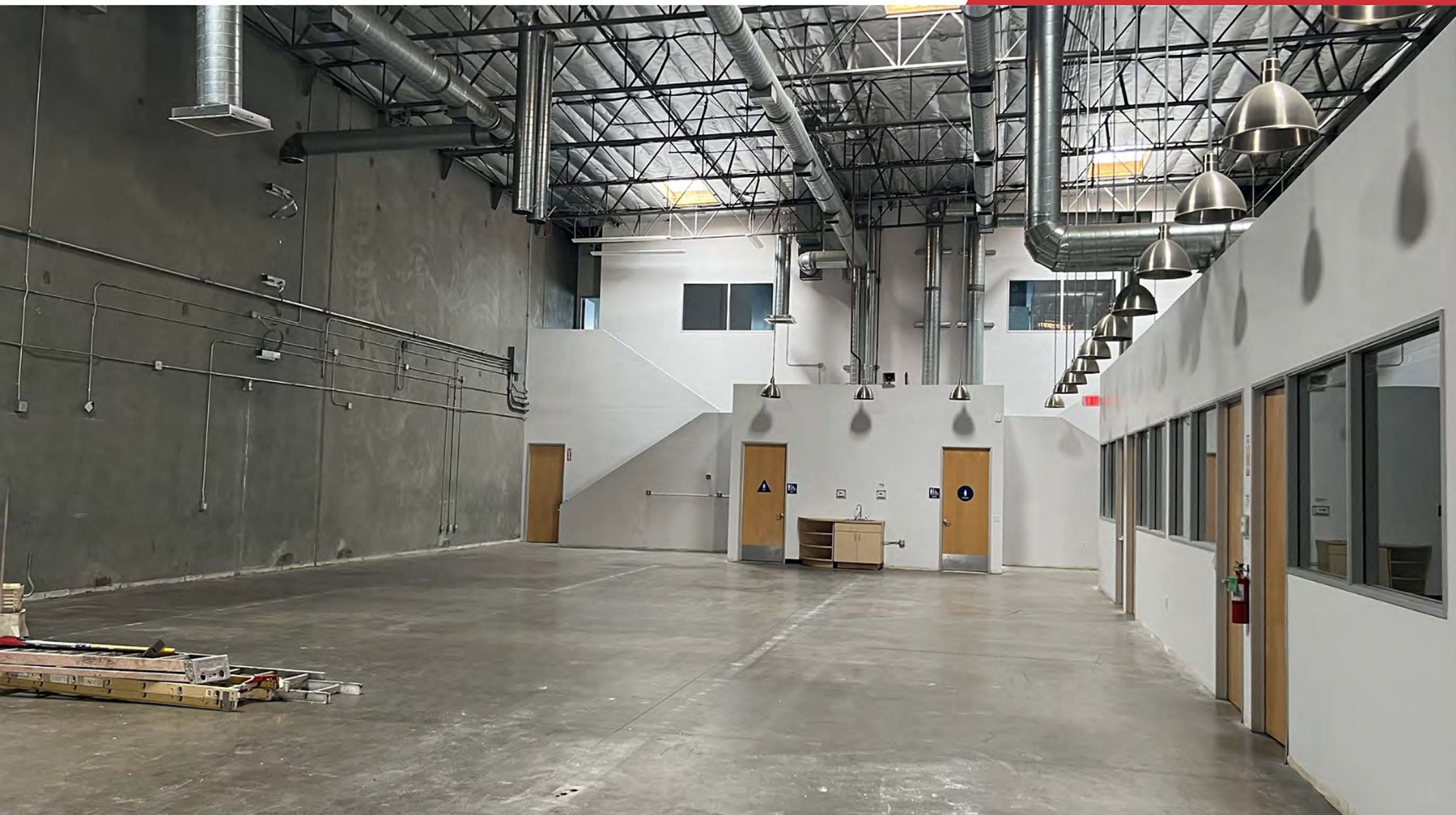
7565 N. San Fernando Road is strategically located for warehouse/distribution and entertainment users, offering immediate access to the 5, 134, 101, 170 and 118 Freeways. The building carries a City of Burbank mailing address but is physically located in Sun Valley (The City of Los Angeles)



For Lease

9,224 SF | \$1.75 SF NNN

Industrial Space



10000 Industrial Blvd, Suite 1000  
Houston, TX 77036  
Call: 281-416-1111  
www.commercialrealty.com

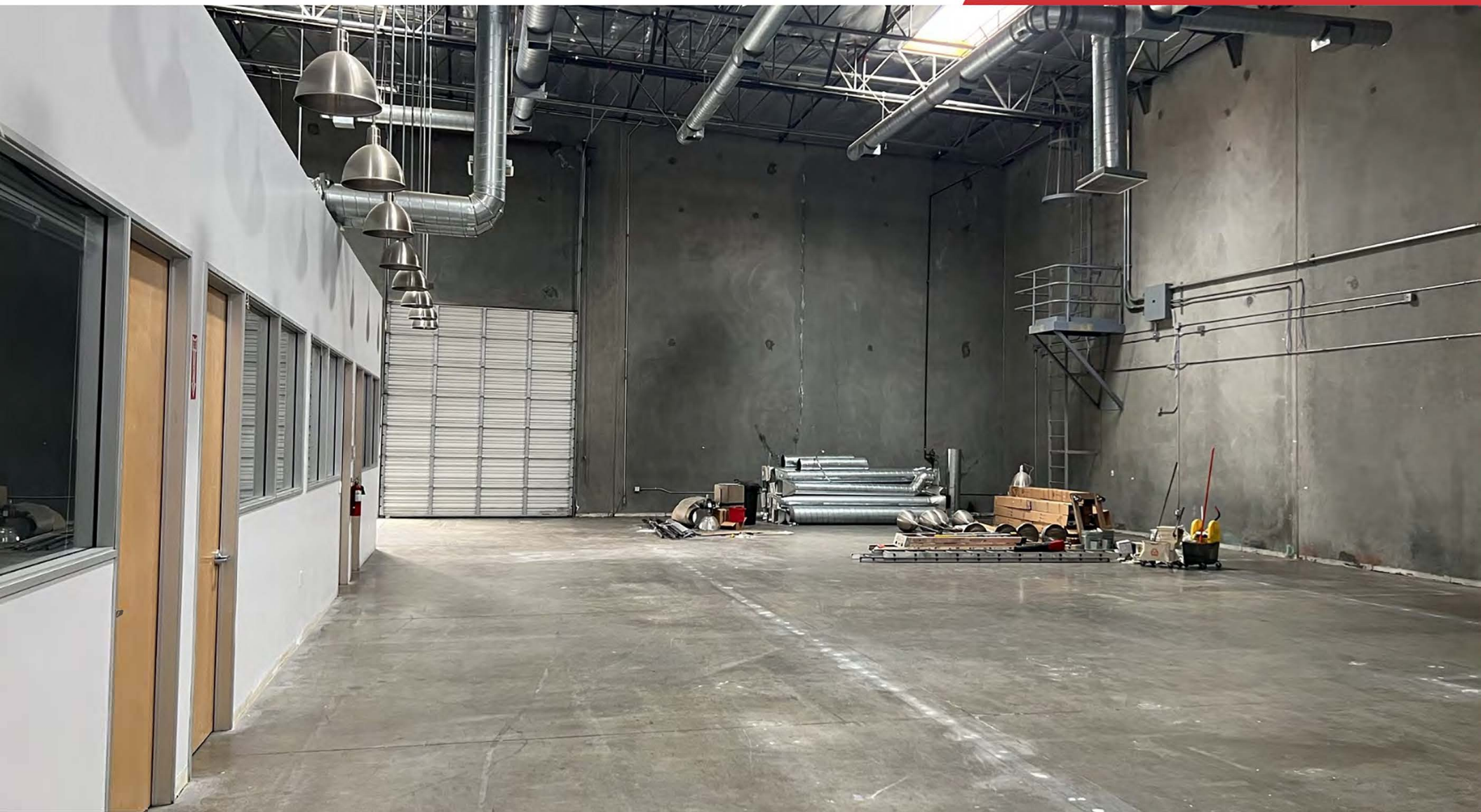
10000 Industrial Blvd, Suite 1000  
Houston, TX 77036  
Call: 281-416-1111  
www.commercialrealty.com



For Lease

9,224 SF | \$1.75 SF NNN

Industrial Space



10000 Industrial Blvd, Suite 1000, Dallas, TX 75241  
Call: 214-343-1234  
Email: info@industrial.com

10000 Industrial Blvd, Suite 1000, Dallas, TX 75241  
Call: 214-343-1234  
Email: info@industrial.com

For Lease

9,224 SF | \$1.75 SF NNNN

Industrial Space



Call us today for more information on this property or to schedule a viewing. We are currently accepting offers for this property. Please contact us at 800.875.8753 or visit our website at www.commercialrealestate.com. This is not a solicitation to sell or lease. Only a qualified broker can provide the necessary information to make an informed decision. © 2023 CBRE

1,224 sq. ft. | \$1.75/sf NNNN  
Call us today for more information  
800.875.8753  
www.commercialrealestate.com

For Lease

9,224 SF | \$1.75 SF/month

Industrial Space



Call us today for more information on this property or to schedule a viewing. We are currently leasing this space for 9,224 SF at \$1.75 per SF per month. This is an excellent opportunity for a business looking for a new location. Contact us at 800-456-7890 or visit our website at www.commercialrealestate.com.

1,234 Street, Suite 100  
New York, NY 10001  
800-456-7890  
www.commercialrealestate.com

For Lease

9,224 SF | \$1.75 SF NNN

Industrial Space



Call us today at 800.875.8753 or visit us online at [www.commercialrealty.com](http://www.commercialrealty.com) for more information on this property and other commercial real estate opportunities. We are currently leasing space in this building. Call us today at 800.875.8753 or visit us online at [www.commercialrealty.com](http://www.commercialrealty.com) for more information.

1,224 sq. ft. | \$1.75 SF NNN  
Call us today at 800.875.8753  
or visit us online at [www.commercialrealty.com](http://www.commercialrealty.com)



# Flex Industrial Building FOR LEASE

## Burbank Airport Commerce Center

7565 N. San Fernando Road ■ Burbank, CA

