

## Industrial Condo For Lease & Sale



Available SF: 15,053

Total Building SF: 15,053



**Address:** 7663 N San Fernando Rd, Burbank, CA 91505  
**Cross Streets:** San Fernando Rd/Arvilla Ave  
**Park Name:** Burbank Airport Commerce Center

**State-of-the-Art R&D/Flex Building**  
**Fully Air Conditioned Warehouse & 24' Clearance**  
**1 Dock High Loading Position and 1 Ground Level Loading**  
**+/- 5,226 SF of High End Office Build Out**  
**Located in the Burbank Airport Commerce Center**  
**Proximate to the Major Studios, Restaurants, Hotels & the Airport**

**Lease Rate/SF:** \$.98

**Lease Type:** NNN

**Price/SF:** \$200.00

**Available SF:** 15,053

**Const Status/Yr Blt:** Existing/2006

**Region:** LA Northwest

**Zoning:** LA-M2

**Ground Level Drs:** 1 / 12x14

**Sprinklered:** Unknown Type

**Finished Ofc Mezz:** 2,398 sf

**Include In Avail:** Yes

**Rail Service:** No

**Listing Company:** NAI Capital-Encino (818) 905-2400

**Agents:** David Young (818) 742-1651, Chad Gahr (818) 742-1626

**Lease Rate/Mo:** \$14,752

**Terms:** 5-10 Years

**Sale Price:** \$3,010,600

**Roof Type:** Steel Beam, Flat, Solid, Truss

**Construction Type:** Tilt-up

**Specific Use:** Flex/R&D

**Lot Size:** 15,053 SF / 0.35 AC

**Dock High:** 1 / 9x10

**Yard:** No

**Unfinished Mezz:** No

**Include In Avail:** No

**Heat/Cool:** Heating Ventilation AC

**Taxes:** \$38,397, 2012-2013

**Possession:** 02/01/2014

**Minimum SF:** 15,053

**Parking:** Ratio: 2:1 / Spaces: 30

**Thomas Guide:** 533-B3

**APN #:** 2466-036-035

**Office SF / #:** 5,226 / 13

**Office Air:** Yes **Office Heat:** Yes

**Clear Height:** 24

**A:** 400 **V:** 277/480 **Ø:** 3 **W:** 4

**Restrooms:** 5

**To Show:** Call Agent

**Property/Listing/Ste #:** 1693109/908868/1596511 **Listing Date:** 09/12/2013

**FTCF:** CB300N000S250/AOAA

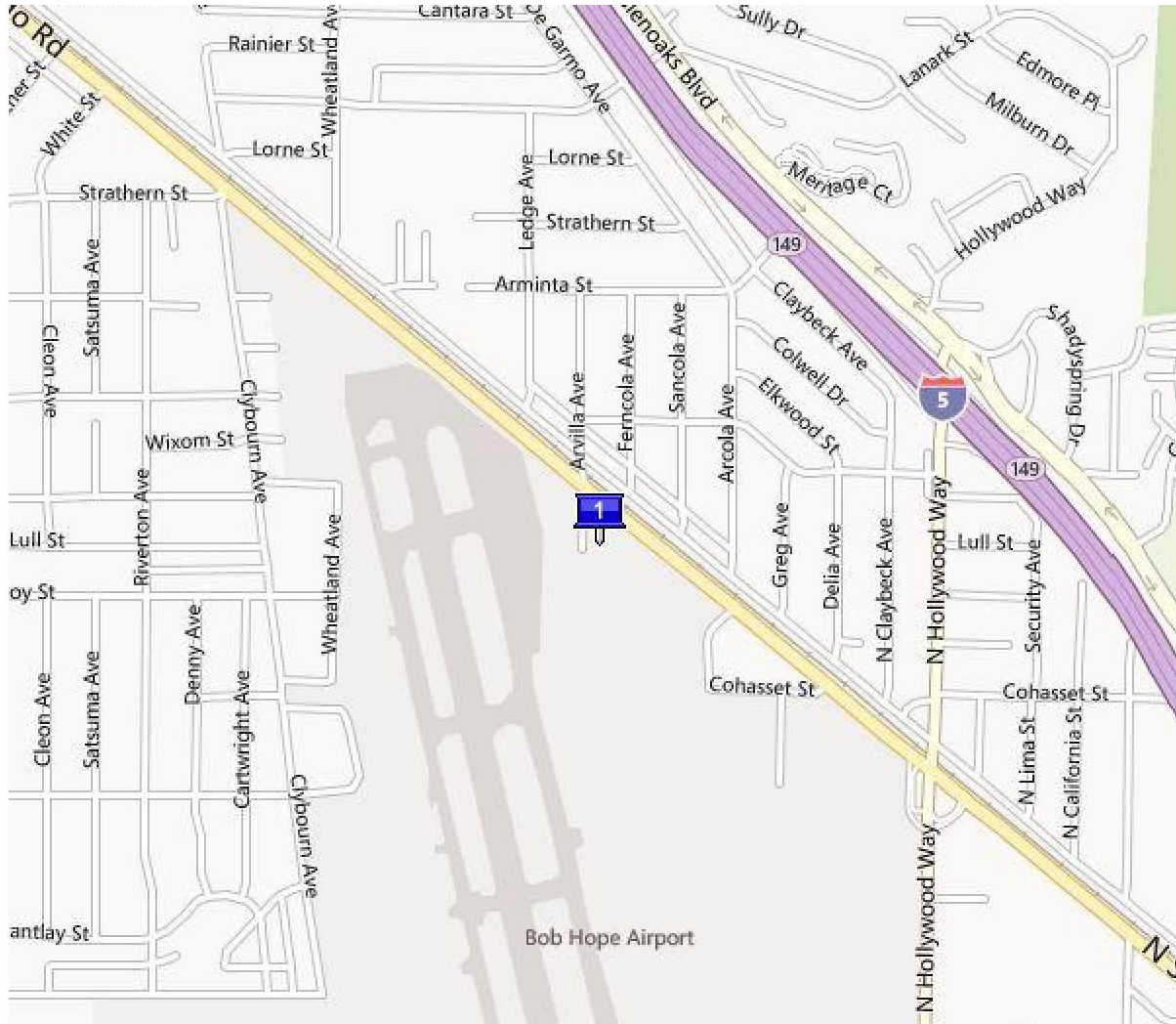
**Notes:** Building located in Los Angeles, but carries a Burbank, CA 91505 postal address. Estimated Op/Exp are \$0.3047/SF. .33/3000 Sprinkler Calc. Tenant/Buyer to independently verify all info contained herein. SpFt: Free Standing, Industrial Park, Flex/R&D.



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# Property Map

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## Map Legend

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- 1) 7663 N San Fernando Rd, Burbank, CA 91505
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