

2020 N. Lincoln St.

Burbank, CA 91504

Property Details

Total Building SF:	10,250 SF
68% Office Area:	7,030 SF
32% Warehouse Area:	3,220 SF
Parcel Size:	24,738 SF
Ceiling Height:	14 Ft.
Construction Type:	Brick Masonry
Loading:	2 Ground Level Loading Doors
Power:	600 Amp; 120 / 240 Volt; 3 Phase & 400 Amp 120-240 Volt; 1 Phase
Parking:	25 Spaces
Zoning:	BU-M2
Year Built:	1968
Lease Rate:	\$11,275.00 per month Triple Net (\$1.10 / SF NNN)



FOR LEASE

R&D Flex Building

10,250 SF Currently Built Out
with 7,030 SF of Offices

Property Features

2020 N. Lincoln Street is a Flex/Industrial building with approximately 7,030 SF of office space. The building currently offers approximately 3,200 SF of warehouse space with 14' ceiling clearance, and two fenced parking lots on either side of the building. The property is fully fenced and offers ample parking. The property is located in the heart of Burbank's media district and is close to all of the major studios. It is also adjacent to the Burbank Empire Retail Center which offers a host of restaurants, shopping and hotel amenities. There is immediate access to Interstate 5, with close connections to the 118, 170 and 405 Freeways.

For more information:

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2020 Lincoln St., Burbank, CA

Photos



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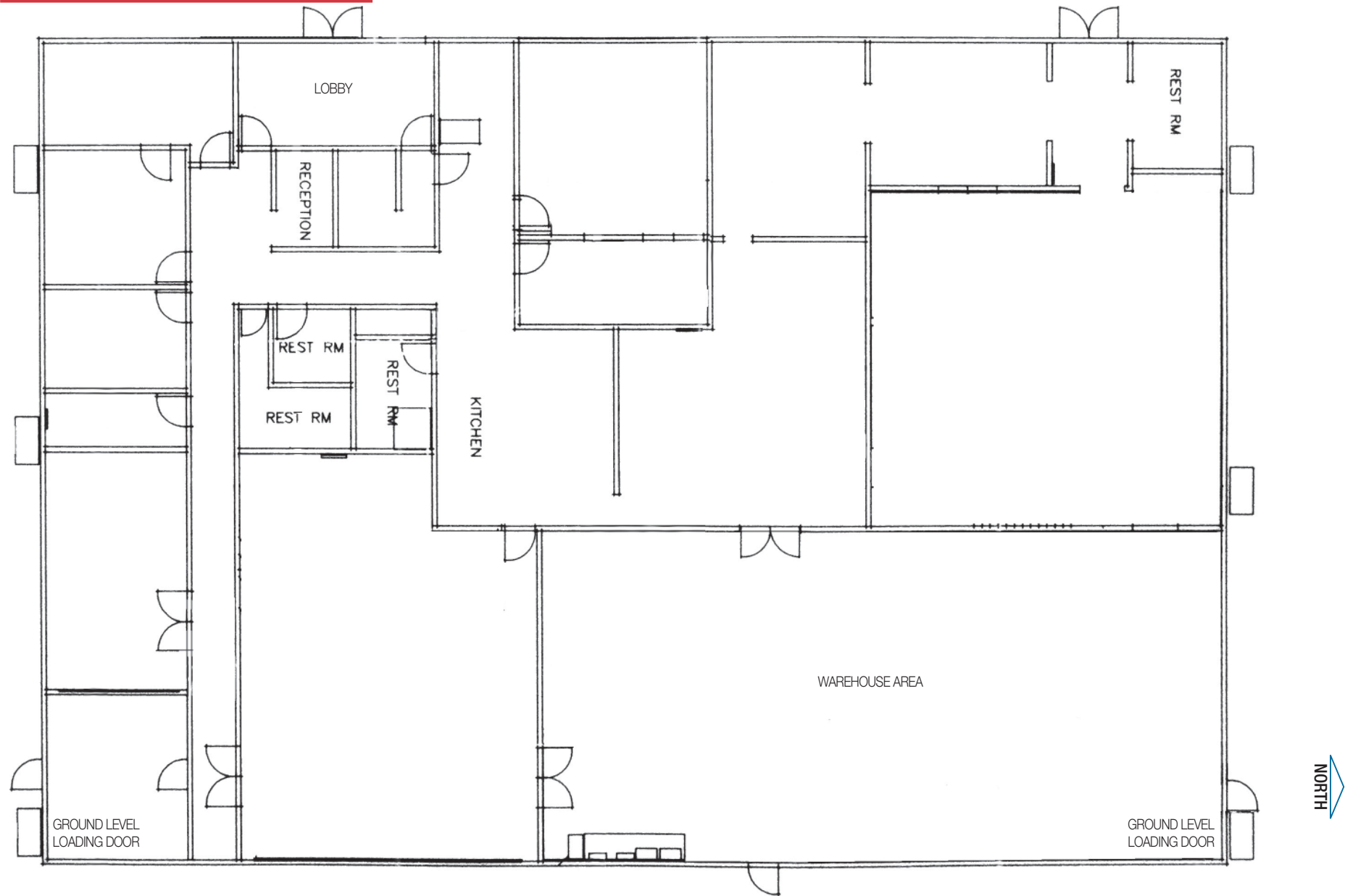
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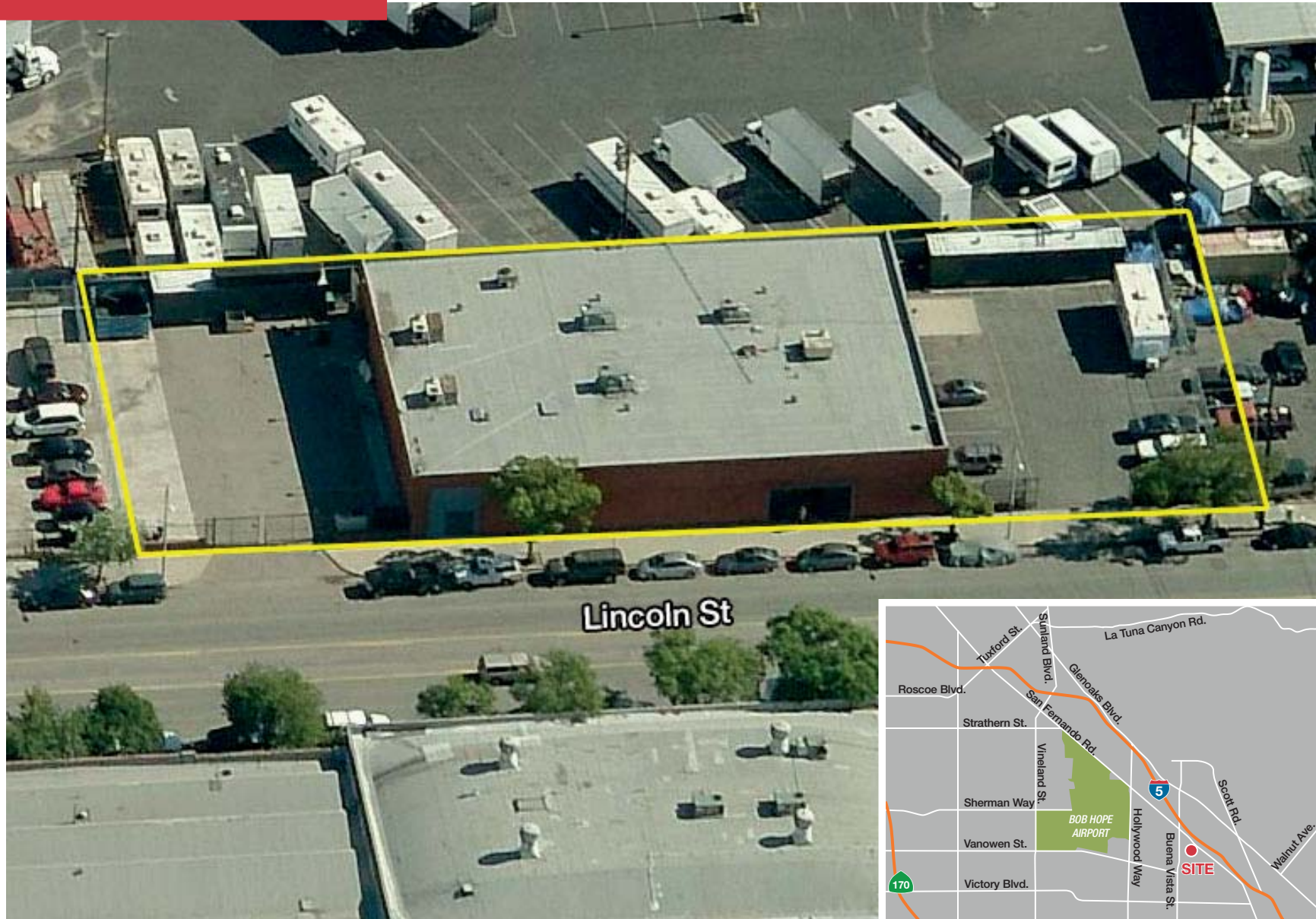
2020 Lincoln St., Burbank, CA

Floor Plan

Lincoln St.



2020 Lincoln St., Burbank, CA
Aerial View



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INDUSTRIAL FOR LEASE

AVAIL SF: 10,250

TOTAL BLDG SF: 10,250



ADDRESS 2020 N LINCOLN ST, BURBANK CA ZIP 91504

Burbank Media District 68% Office Area Built-Out Two Private Fenced & Gated Yards

LEASE RENTAL \$ 11,275 /mo Gross _____ Net 1.100 Term 5-10 Years
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 14,799.00 Yr 2012-2013
 Avail SF 10,250 Power A 600 V 120-240 Ø 3 W TBD
 Min. SF 10,250 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 24,738 Truck Hi Pos 0 Dim _____
 Const BK Roof LAM Grd Lev Drs 2 Dim 12x10, 12x13
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 4
 Sprinklered NO Min Clear Height 14 OFFICE DATA Office SF 7,030 # TBD
 Pkg 25 Yard Yes-Fncd/Pvd Yr Blt 1968 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 533-E5 Zone BUM2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE,YARD
 AGENT David H Young (818)742-1651, Chad D Gahr (818)742-1626 Region NW Listing # 1274626
 FIRM NAI Capital 09/27/13
 FTCF CB300N000S000/AOAA Notes Lessee must independently verify all building information contained herein. Special
 Feature: Free Standing Building.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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