

Warehouse/Distribution Building For Lease

Burbank Airport Commerce Center | Main Street Exposure

7545 N. San Fernando Road | Burbank, CA

Highlights:

- 46,044 SF (\$0.79 / SF NNN)
Warehouse/Distribution Building
- Enterprise Zone
- High Image Business Park Location
- 4,888 SF of Built-out Office Space
- 24 ft. Clearance
- 3 Dock High and 1 Ground Level Loading Positions
- 800 Ams/277 Volt 3-Phase 4 Wire Power
- Immediate Access to I-5, I-405, 118, 210 and 170 Freeways
- 92 Striped Parking Stalls Governed by Business Park CC&Rs
- Adjacent to the Bob Hope Airport and all Major Entertainment Studios



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Warehouse/Distribution Building For Lease

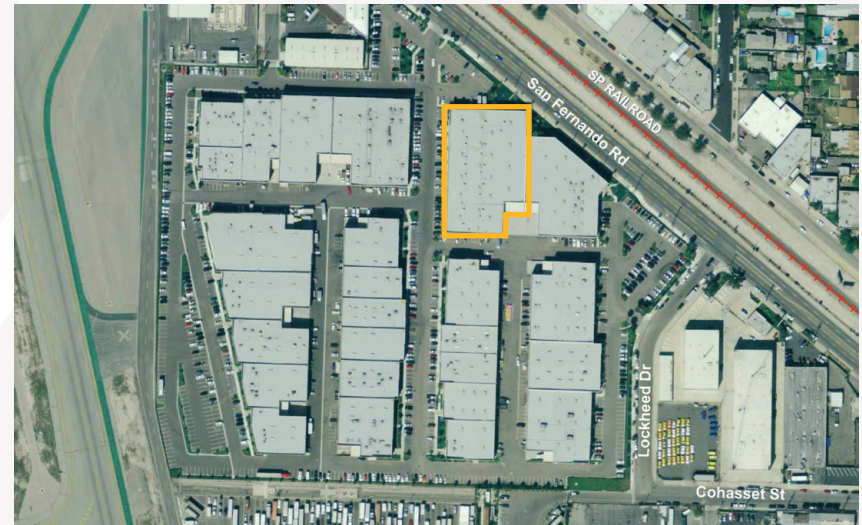
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Building Specifications:

Physical Address:	7545 N. San Fernando Road - Sun Valley, CA 91352
Mailing Address:	7545 N. San Fernando Road - Burbank, CA 91505
Primary Building Type:	Light Industrial/Distribution Warehouse
Construction:	Concrete Tilt-Up
Year Built:	2004
Roof Type:	Hybrid Roof Structure with 3-Ply Built-Up Roof System
Ceiling Height:	Minimum 24 ft.
Fire Sprinkler System:	.45/3,000
Power:	800 Amp, 277/480 Volt 3 Phase 4 Wire
Building Square Footage:	46,044 Square Feet
Office Area:	4,888± Square Feet with 5 ADA Restrooms
Mezzanine Area:	2,444 Square Feet (Included in Total Square Footage)
Loading:	3 Truck High Positions and 1 Ground Level Loading Position
Parking:	92 Spaces Governed by Business Park CC&Rs

Building Specifications:

The project is of the highest quality construction, with design provided by Ware Malcomb Architects. Main street exposure, extensive glass line and state of the art features such as 24 ft. clearance and dock high loading helped to make the Burbank Airport Commerce Center development one of the most highly regarded new industrial developments in the region.



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Property Details:

7545 N. San Fernando Road, Sun Valley, CA is a state-of-the-art, warehouse distribution building located within the Burbank Airport Commerce Center. This newly constructed business park is located within the Enterprise Zone adjacent to the Bob Hope (Burbank) Airport and is in close proximity to the major studios. The project is of the highest quality construction, with design provided by Ware Malcomb Architects. The building has an extensive glass line and modern construction specifications such as 24 ft. interior clearance, which has helped to make the Burbank Airport Commerce Center on of the might highly regarded new industrial developments in the region. Built in 2004, this concrete tilt-up building has been built out with 4,888 square feet of high quality office space.

The building offers a minimum 24 ft. interior clearance height, 3 dock high and 1 ground level loading doors, 800 Amps of 277/480 volt 3-phase, 4 wire electrical service and allows for 92 car parking. The warehouse is equipped with an evaporative (swamp) cooling system. The building has .45/3,000 sprinkler calculations allowing for a multitude of industrial applications within LA-M2 zoning.

7545 N. San Fernando Road is strategically located for both office and warehouse/distribution users, offering immediate access to the 5, 134, 101, 170 and 118 Freeways.



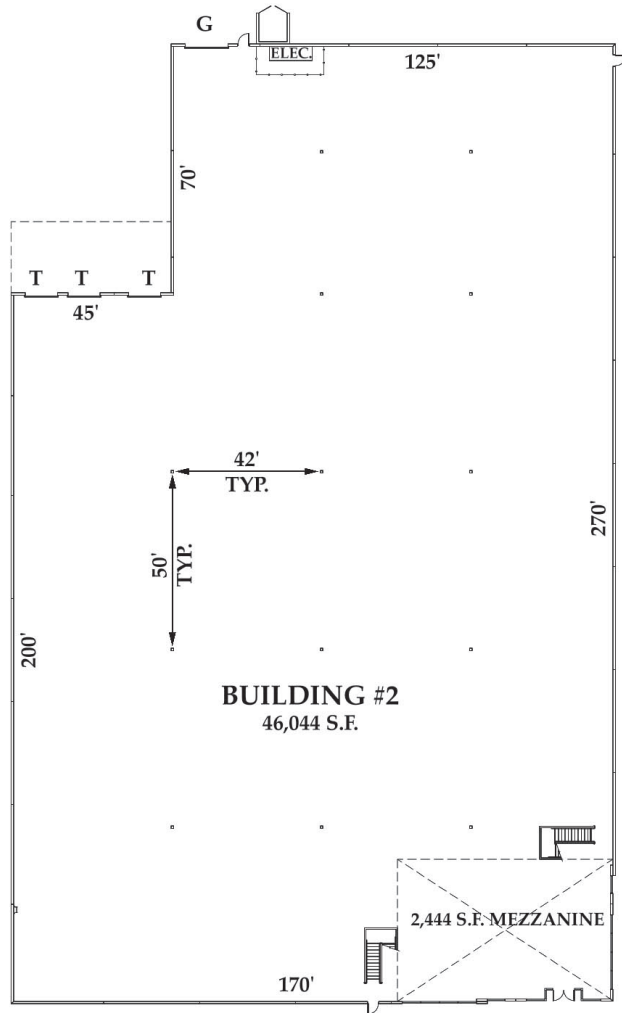
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PHOTOS



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Available SF: 46,044

Total Building SF: 46,044



Address: 7545 N San Fernando Rd, Burbank, CA 91505
Cross Streets: San Fernando Rd/Hollywood Way
Park Name: Burbank Airport Commerce Center

Burbank Airport Commerce Center
Major Visibility & Frontage on San Fernando Rd
24' Ceiling Height
3 Dock High Positions & 1 Ground Level
State of the Art Distribution Building
Strategic Burbank Airport Location

Lease Rate/SF: \$.79	Lease Rate/Mo: \$36,375	Taxes: \$58,282, 2012-2013
Lease Type: Net	Terms: 5-10 Years W/CPI Adj.	Possession: 30 Days
Available SF: 46,044	Roof Type: Steel Beam, Bow Truss	Minimum SF: 46,044
Const Status/Yr Blt: Existing/2004	Construction Type: Tilt-up	Parking: Ratio: 2:1 / Spaces: 92
Region: LA Northwest	Specific Use: Light Industrial	Thomas Guide: 533-B3
Zoning: M2	Lot Size: 79,373 SF / 1.82 AC	APN #: 2466036010
Ground Level Drs: 1 / 12x14	Dock High: 3 / 9x10	Office SF / #: 4,888 / 6
Sprinklered: Unknown Type	Yard: No	Office Air: Yes Office Heat: Yes
Finished Ofc Mezz: 2,444 sf	Unfinished Mezz: No	Clear Height: 24
Include In Avail: Yes	Include In Avail: No	A: 800 V: 277-480 Ø: 3 W: 4
Rail Service: No	Heat/Cool: None	Restrooms: 5
Listing Company: NAI Capital-Encino (818) 905-2400		To Show: Call Agent
Agents: David Young (818) 742-1651, Chad Gahr (818) 742-1626		

Property/Listing/Ste #: 706203/822978/1465331 **Listing Date:** 03/13/2013 **FTCF:** CB250Y200S000/OAA

Notes: Lessee must independently verify all information on this brochure. Property is physically located in (Sun Valley) City of LA but carries a Burbank mailing address. Special Feature: Part of Industrial Park.