

For Lease
14,560± SF
Fully Air Conditioned
Distribution Building

7691 N. San Fernando Road Burbank, CA 91505

Property Features

Physical Address:	7691 N. San Fernando Road, Sun Valley, CA 91352
Mailing Address:	7691 N. San Fernando Road, Burbank, CA 91505
Building Size:	14,560 Sq. Ft. Available For Lease
Lease Rate:	\$1.10 / SF NNN (\$16,016.00 / Month NNN)
HVAC:	Fully Air Conditioned Warehouse and Office Space
Year Built:	2005
Office Space:	1,235 Sq. Ft. of Built-Out Office Space
Mezzanine:	2,365 Sq. Ft. of Mezzanine Storage Space
Clearance:	24'
Loading:	1 Ground Level Loading Position and 1 Dock High Loading Position
Power:	400 Amps / 277 Volt / 3 Phase / 4 Wire Power
Fire Sprinkler Calculation:	.33 / 3,000
Parking:	29 Striped Parking Stalls Governed by Business Park CC&R's
Zoning:	LA-M2



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naicapital.com
industrialrealestatesfv.com

7691 N. San Fernando Road

Description

SPACE DESCRIPTION

7691 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 adjacent to the Bob Hope (Burbank) Airport and is in close proximity to the major studios. Built in 2005, this concrete-tilt-up building is fully air conditioned and has been built-out with 1,235 square feet of high quality office space and includes 2,365 square feet of mezzanine storage space.

The building offers a minimum 24' interior clearance height, 1 dock high loading position, 1 ground level loading door, 400 Amps of 277/480 volt 3-phase, 4 wire electrical service and allows for 29 car parking. The warehouse is fully air conditioned and provides a .33/3,000 sprinkler calculation allowing for a multitude of industrial applications within LA-M2 zoning.



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7691 N. San Fernando Road Description

LOCATION DESCRIPTION

The building is located adjacent to the Burbank Airport and in close proximity to the major entertainment studios. 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.

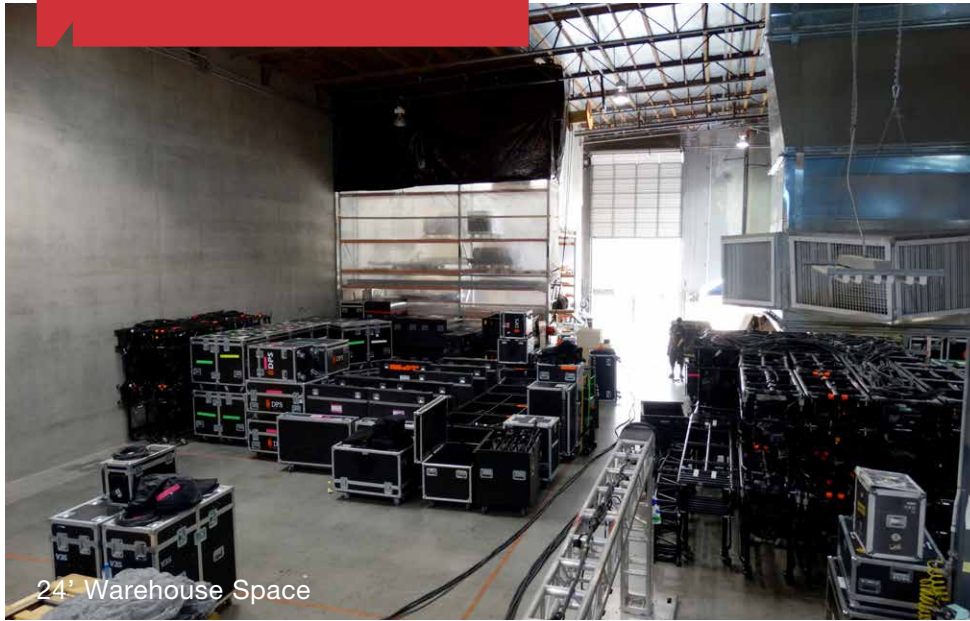
7691 N. San Fernando Road is strategically located for warehouse/distribution and entertainment users, offering immediate access to the 5, 134, 101, 170 and 118 Freeways. The building carries a City of Burbank mailing address but is physically located in Sun Valley (The City of Los Angeles).



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7691 N. San Fernando Road
Photos



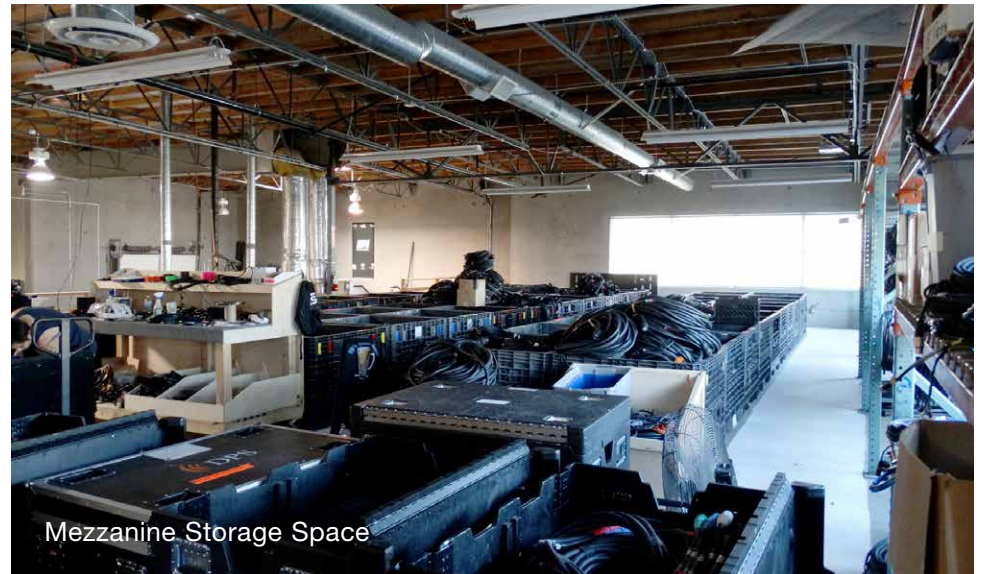
24' Warehouse Space



24' Warehouse Space



24' Warehouse Space



Mezzanine Storage Space

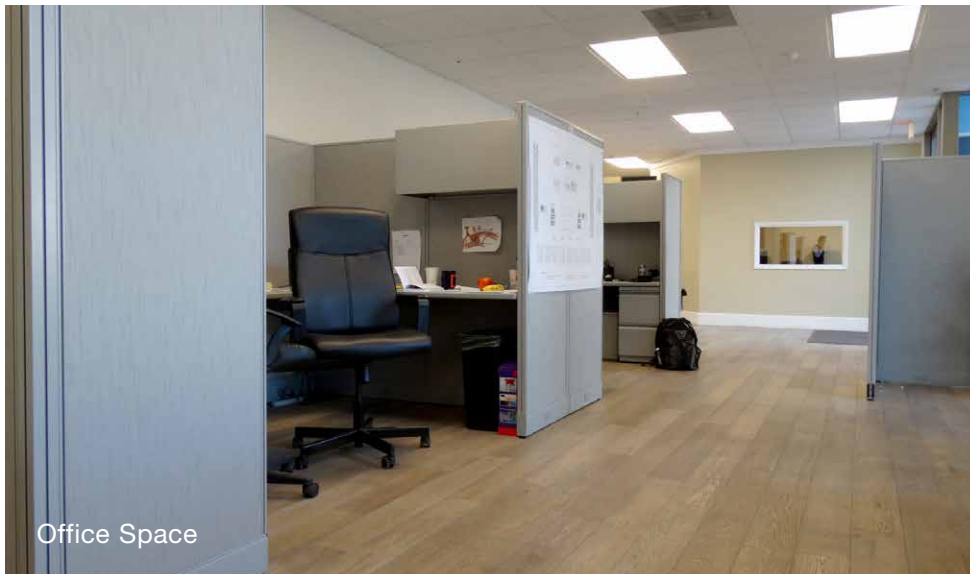
7691 N. San Fernando Road
Photos



Warehouse Area



Office Lobby

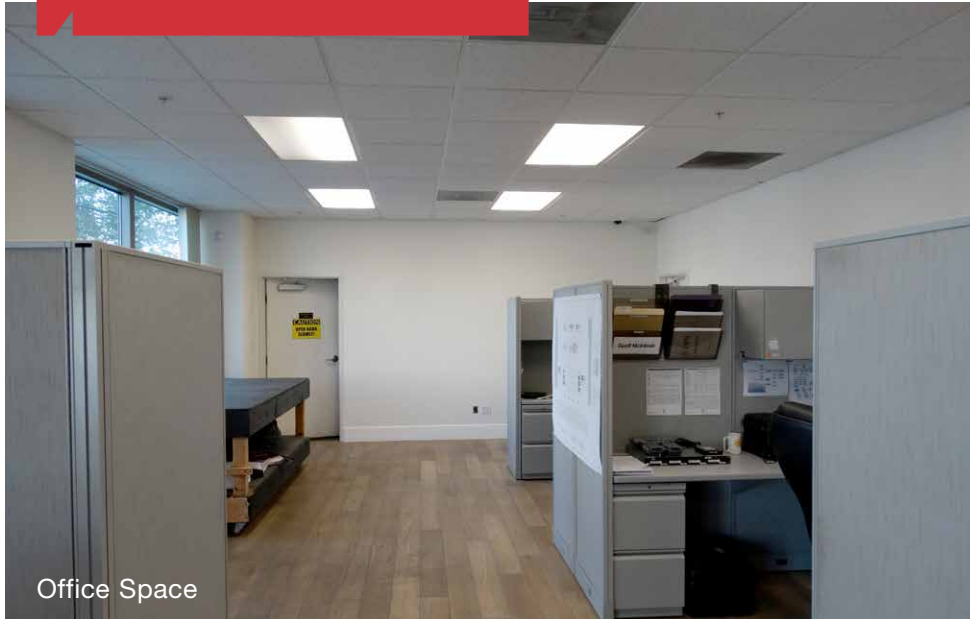


Office Space

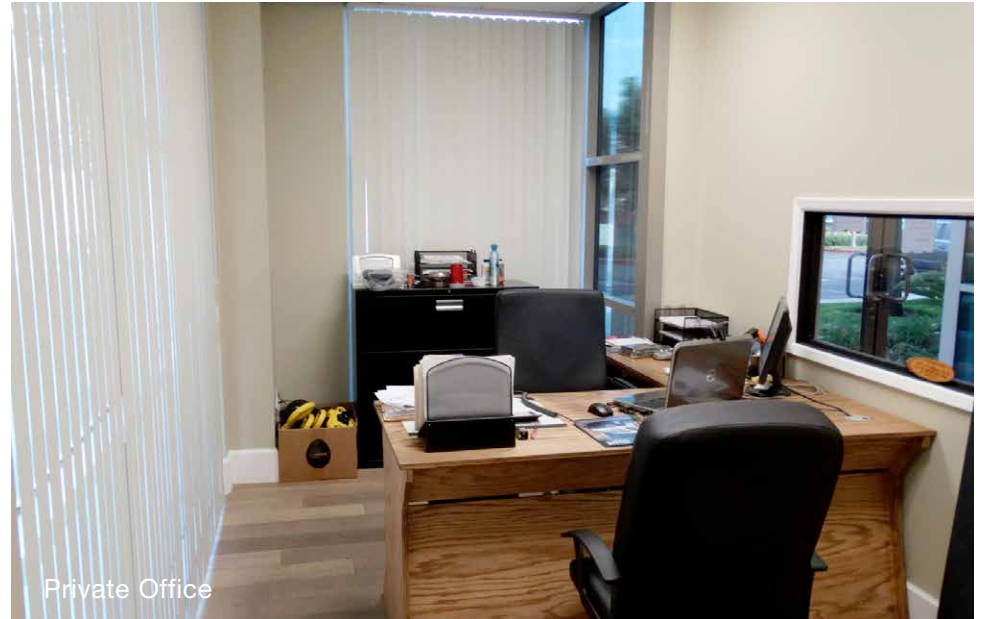


Office Space

7691 N. San Fernando Road
Photos



Office Space



Private Office

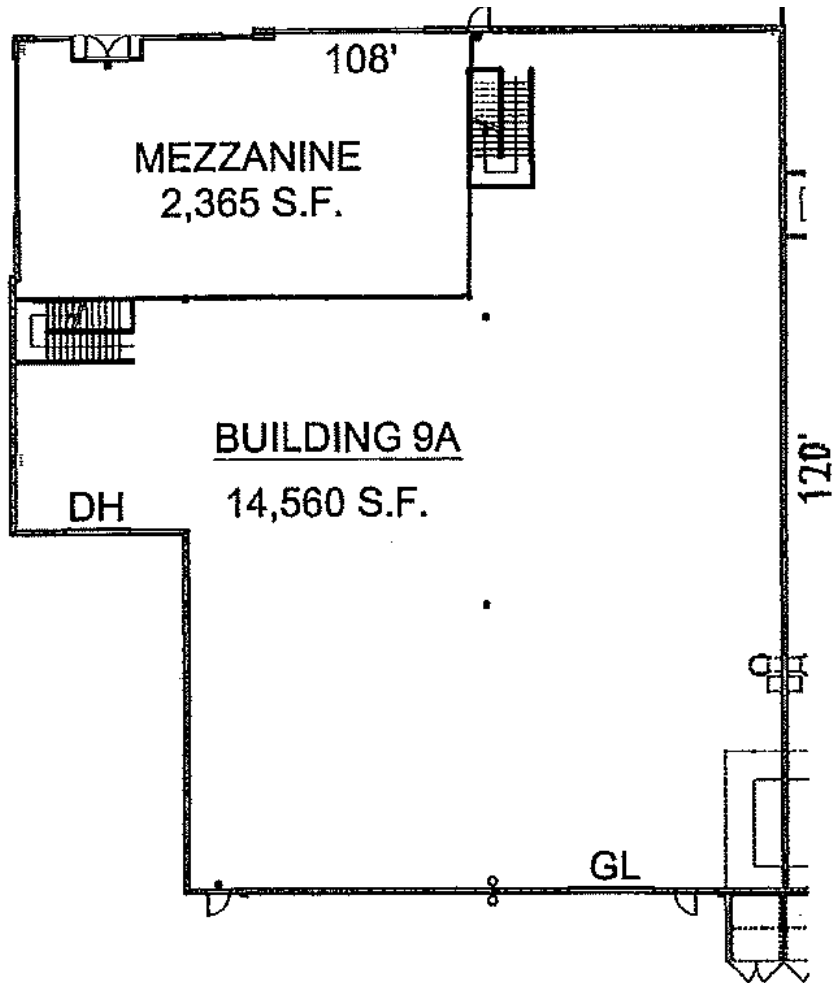


Covered Loading Dock



Loading Dock and Ground Level Loading

7691 N. San Fernando Road
Floor Plan



Prepared By:

Sarah Taylor (816) 427-9188

Available SF: 14,560



Total Building SF: 14,560



Address:

7691 N San Fernando Rd, Burbank, CA 91505

Cross Streets:

Arvilla St / N San Fernando Rd

Park Name:

Burbank Airport Commerce Center

**Burbank Airport Commerce Center
State Of The Art Business Park
Burbank Airport Location
Both Dock High & Ground Level Loading
24' Clear Height / Fully HVAC**

Lease Rate/Mo: \$16,000

Lease Rate/SF: \$1.10

Lease Type: NNN

Terms: Longer Term Possible

Price/SF: - -

Sale Price: - -

Taxes: \$27,603, 2015

Available SF: 14,560

Minimum SF: 14,560

Prop Lot Size: 143,362 SF / 3.29 AC

Yard: No

Zoning: M2

Construction Type: Tilt-up

Const Status/Year Blt: EXIST / 2005

Sprinklered: Yes

Ground Lvl Drs/Dim: 1 / 12x14

Dock High/Dim: 1 / 9x10

Clear Height: 24

Heat/Cool: Heating Ventilation AC

Roof Type: SB BT

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

Parking: Ratio: 2:1 / Spaces: 29

Rail Service: No

Specific Use: Light Industrial

Office SF / #: 1,263 / - -

Restrooms: 2

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

Finished Ofc Mezz: 0 SF

Include In Available: No

Unfinished Mezz: 2,365 SF

Include In Available: Yes

Possession: 12/01/15

To Show: Call Agent

Region: LA Northwest/East

Thomas Guide: 533-B3

APN#: 2466036026

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

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

Property/Listing/Ste #: 2142845/1220321/1983688

Listing Date: 06/16/2015

FTCF: CB300N000S000/AOAA

Notes: This building is located in Los Angeles but carries a Burbank mailing address. Fully HVAC. Part Of Industrial Park. Sprinklered.

Sprinkler Calculation: .33/3,000. NNN Fees: \$0.27 PSF