



Commercial Real Estate Services, Worldwide.

## 7663 N. San Fernando Rd.

Burbank Airport Commerce Center  
Burbank, CA 91505

### Property Features

- 15,053 Sq. Ft. Flex / R&D Industrial Building
- Fully Air-Conditioned Warehouse
- **SALE PRICE:** \$3,010,600 (\$200.00/SF)
- **LEASE RATE:** \$0.98/SF NNN
- Estimated Building Operating Expenses are \$0.3047/SF
- 5,226 SF High-Image Built-Out Office Space
- 24' Clearance
- 1 Dock High Loading Position
- 1 Ground Level Loading Position
- 400 Amps 480/277 Volt 3-Phase 4 Wire Power
- Enterprise Zone
- High Image Business Park Location
- Immediate Access to I-5, I-405, 118, 210 and 170 Freeways
- 30 Striped Parking Stalls (15 Reserved Spaced plus 15 Stalls Governed by Business Park CC&Rs)
- Adjacent to Bob Hope Burbank/Pasadena/ Glendale Airport



For Sale or Lease

# 15,053 ± SF

Flex / R&D Industrial Building  
35% High-Image Office Build-out

Sale Price: \$3,010,600

Lease Rate: \$14,752/SF NNN

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## Building Specifications

Physical Address:	7663 N. San Fernando Road - Sun Valley, CA 91505
Mailing Address:	7663 N. San Fernando Road - Burbank, CA 91505
Primary Building Type:	Light Industrial / Distribution Warehouse
Construction:	Concrete-Tilt-Up
Year Built:	2006
Cooling:	Fully Air Conditioned Warehouse
Roof Type:	Hybrid Roof Structure With 3-Ply Built-Up Roof System
Ceiling Height:	Minimum 24'
Fire Sprinkler System:	.33 / 3,000
Power:	400 Amp, 277 / 480 Volt 3 Phase 4 Wire
Building Size:	15,053 Square Feet
Total Office Area:	±5,226 Square Feet with 4 A.D.A. Restrooms
Mezzanine Office Area:	3,000 Square Feet (Included In Total Square Footage)
Loading:	1 Dock High Loading Position 1 Ground Level Loading Position
Parking:	30 Total Spaces (15 Reserved Spaced plus 15 Stalls Governed by Business Park CC&Rs)



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## Property Description & Property Details

7663 N. San Fernando Road, Burbank, CA is a state-of-the-art, Flex/R&D industrial building, located within the Burbank Airport Commerce Center. This recently constructed business park is adjacent to the Bob Hope (Burbank) Airport and is in close proximity to the major studios. Built in 2006, this concrete-tilt-up building has been built-out with +/-5,226 square feet of high quality office space.

The warehouse is partially air conditioned and 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 30 car parking. The building provides a .33/3,000 sprinkler calculation allowing for a multitude of industrial applications within LA-M2 zoning.

7663 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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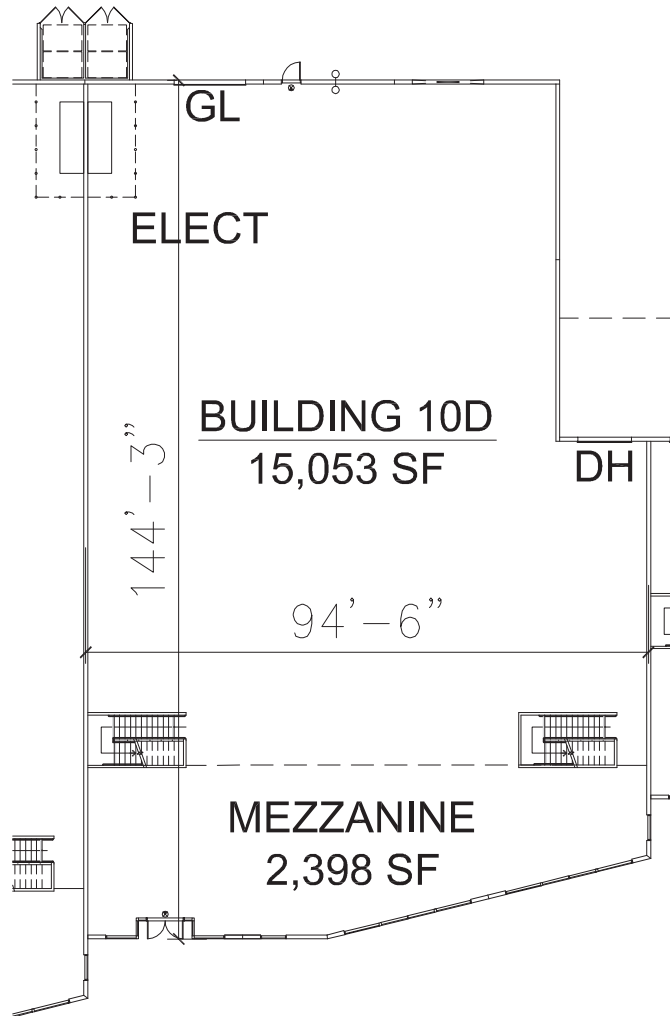


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# 7663 N. San Fernando Road

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## Site Foot Print



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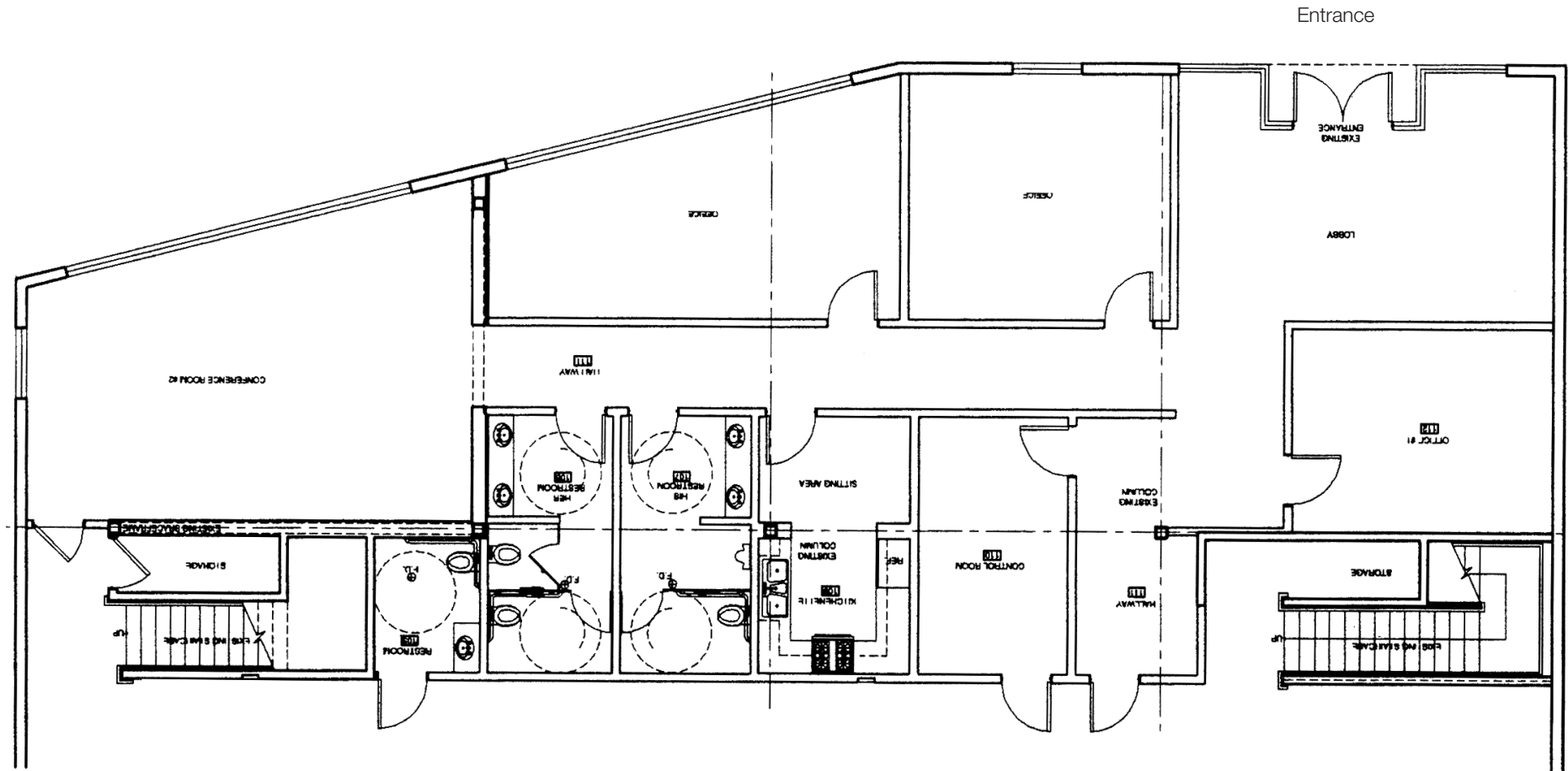
Burbank, CA 91505

For Sale or Lease

## 15,053 ± SF

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35% High-Image Office Build-out

### First Floor - Office Layout



# 7663 N. San Fernando Road

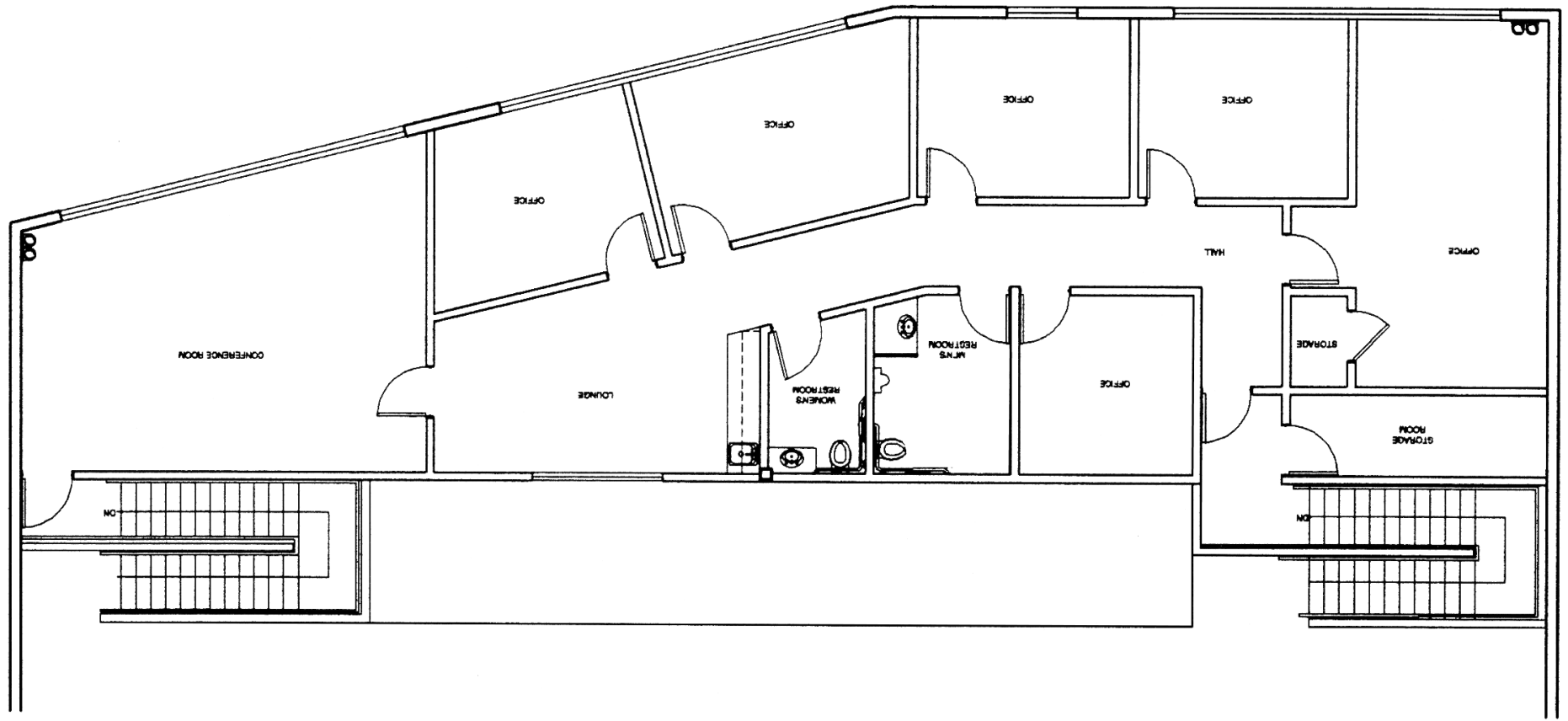
Burbank, CA 91505

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## Second Floor - Office Layout



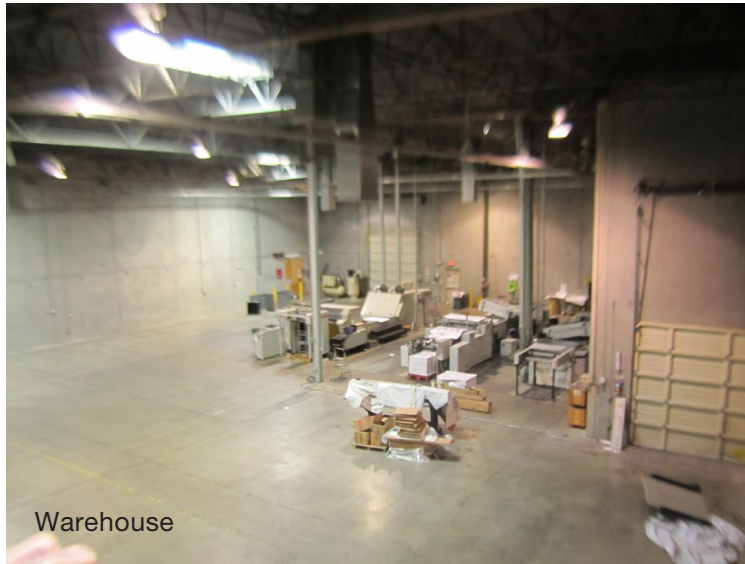
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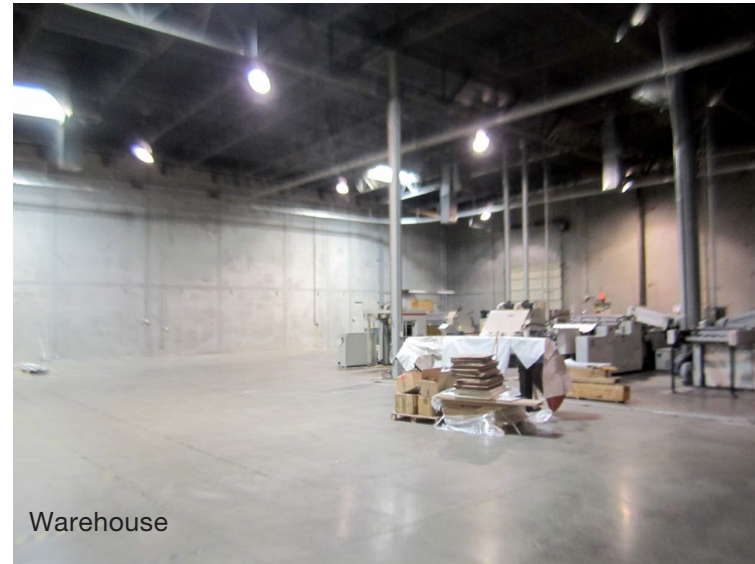
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## 15,053 ± SF

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Warehouse



Warehouse



Loading Docks



Loading Docks

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Lobby



Bullpen



Conference Room

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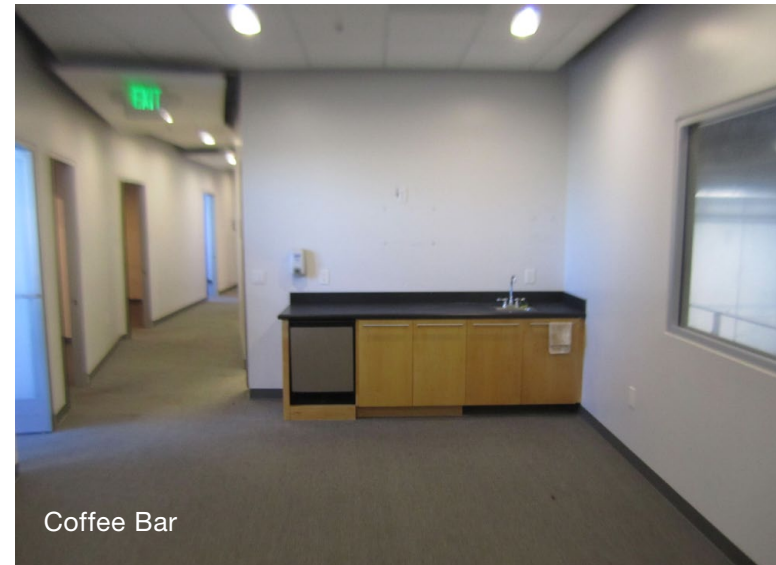
For Sale or Lease

## 15,053 ± SF

Flex / R&D Industrial Building  
35% High-Image Office Build-out



Kitchen



Coffee Bar



Restroom

## 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

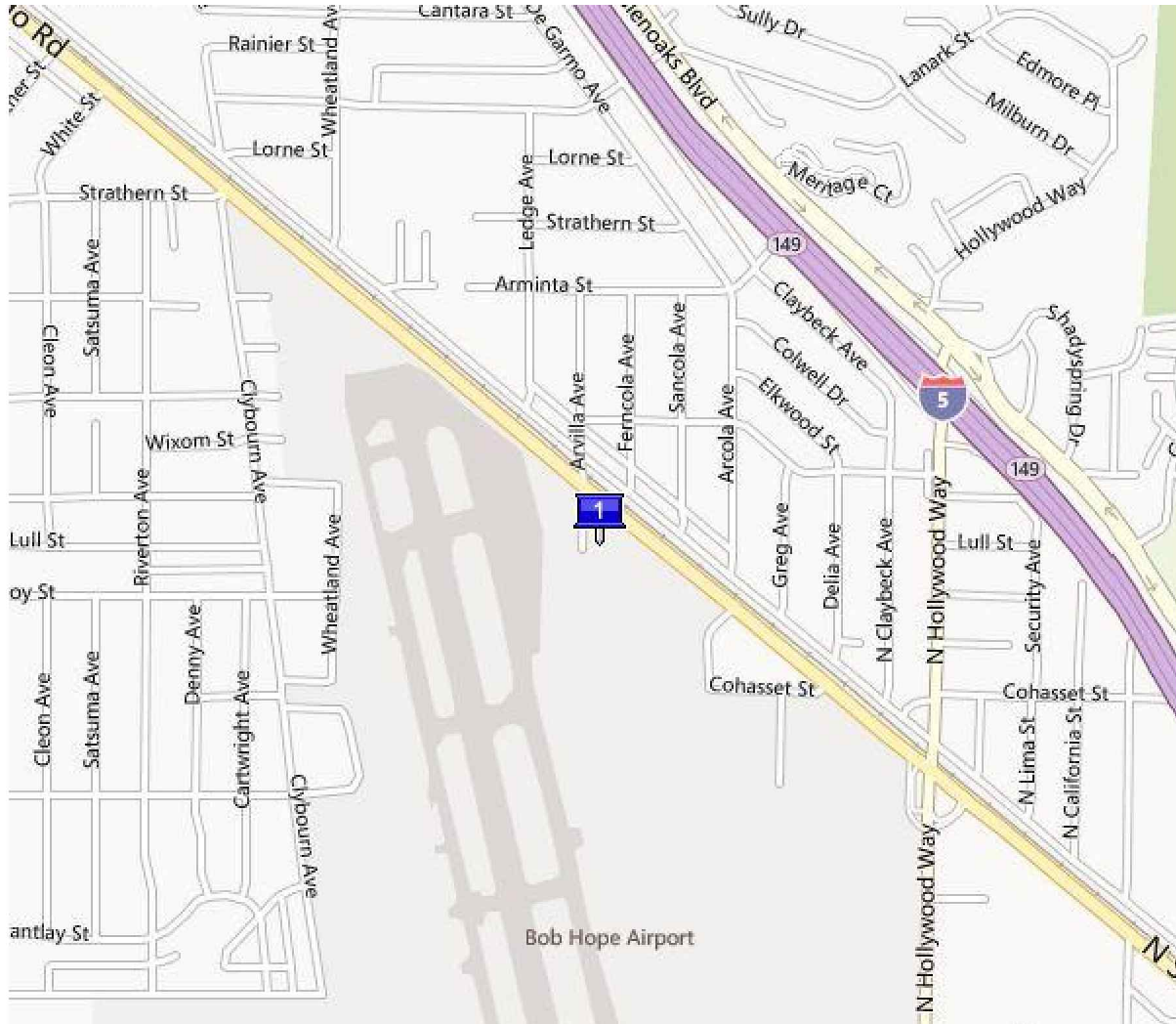
**Notes:** Building located in Los Angeles, but carries a Burbank, CA 91505 postal address. Estimated Op/Exp are \$0.3047/SF. .33/3000 Sprinkler Calc. Tenant/Buyer to independently verify all info contained herein. SpFt: Free Standing, Industrial Park, Flex/R&D.



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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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