



For Sublease

19,360 SF Industrial Building

Backlot Burbank
4406-4408 Vanowen St
Burbank, CA 91505



Accelerating success.

Greg Geraci

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Colliers

505 N Brand Blvd
Suite 1120
Glendale, CA 91203

www.colliers.com

Building Highlights



Backlot Burbank:
Part of a 15 Building
Creative Industrial Campus



Adjacent to the
Burbank Airport



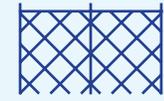
Walking Distance to
MetroLink Station



Ground Level
Loading



Skylights



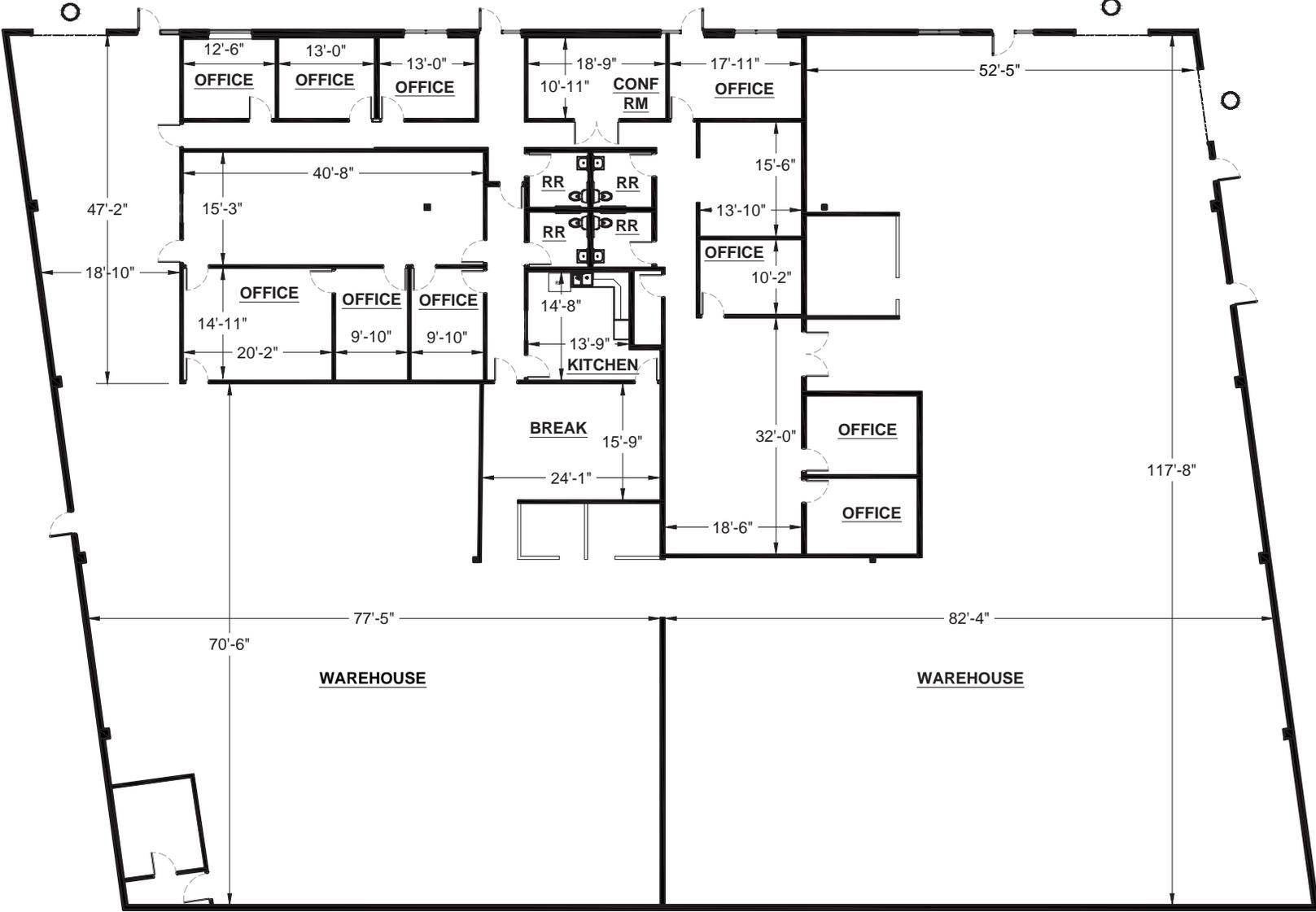
Secured, Gated
Access

Term	Sublease through 9/30/2025
Available SF	19,360
Monthly Rent	\$29,040
Lease Rate PSF	\$1.50 NNN / Op.Ex. \$0.47
Clear Height	14'
GL Doors / Dim	2 / 10'x12'
Power	800A, 120/480V, 1Ph, 3W
Parking Spaces / Ratio	37 / 1.91:1
Office SF	4,853 / 12
Restrooms	4
Sprinklered	Yes
Zoning	M2
Possession	30 Days
To Show	Call Agent



Notes: Panel 1: 400a, 120/240v, single phase / Panels 2&3: 200A, 120-480v, 3w. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Layout



Amenities & Major Tenants





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Contact Info

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