



For Sublease

19,360 SF Industrial Building

Backlot Burbank
4406-4408 Vanowen St
Burbank, CA 91505



Accelerating success.

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

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



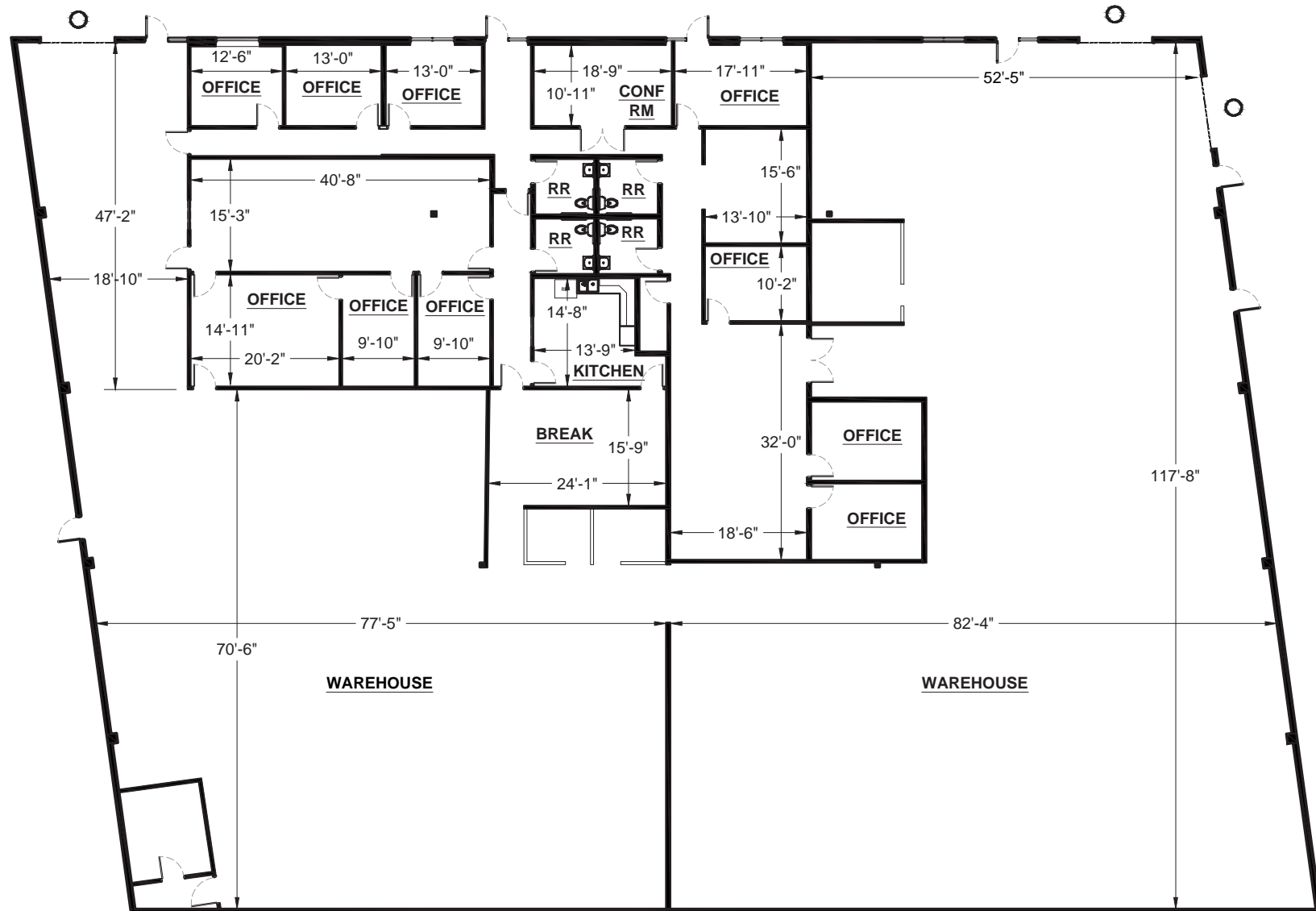
Secured, Gated
Access

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





Accelerating success.

Contact Info

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

www.colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers