



Colliers

FOR LEASE

**2850 N California St
Burbank, CA 91504**

7,000 to 14,650 SF Industrial Units Available!



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Accelerating success.

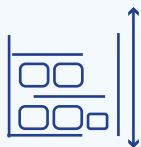
Property Highlights



Prime Burbank
Industrial Space



1 Block from New Burbank
Airport Terminal Entrance



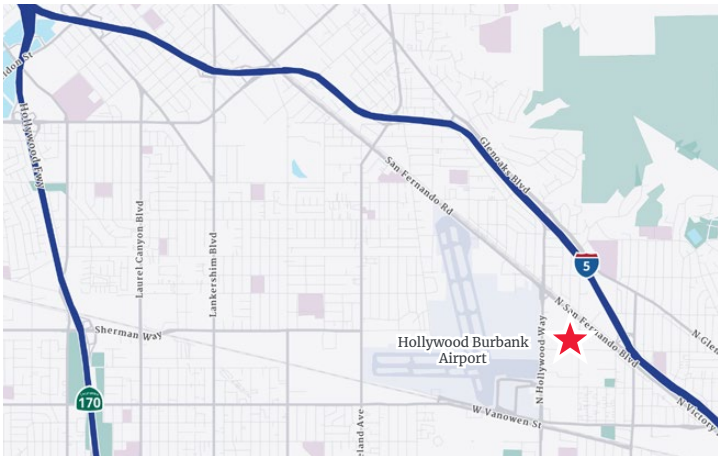
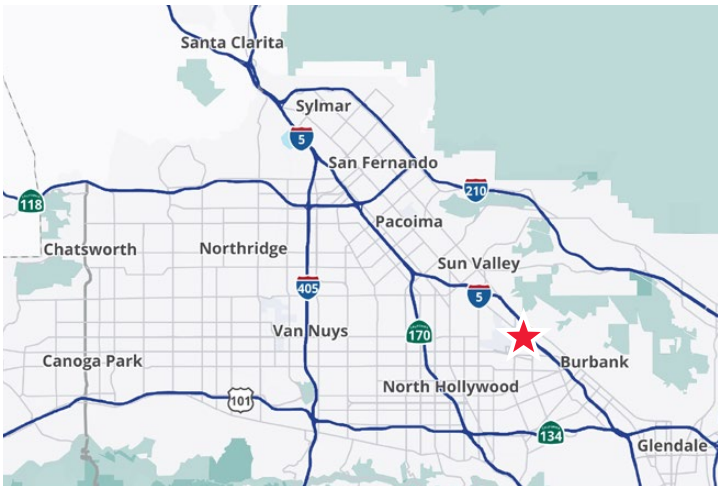
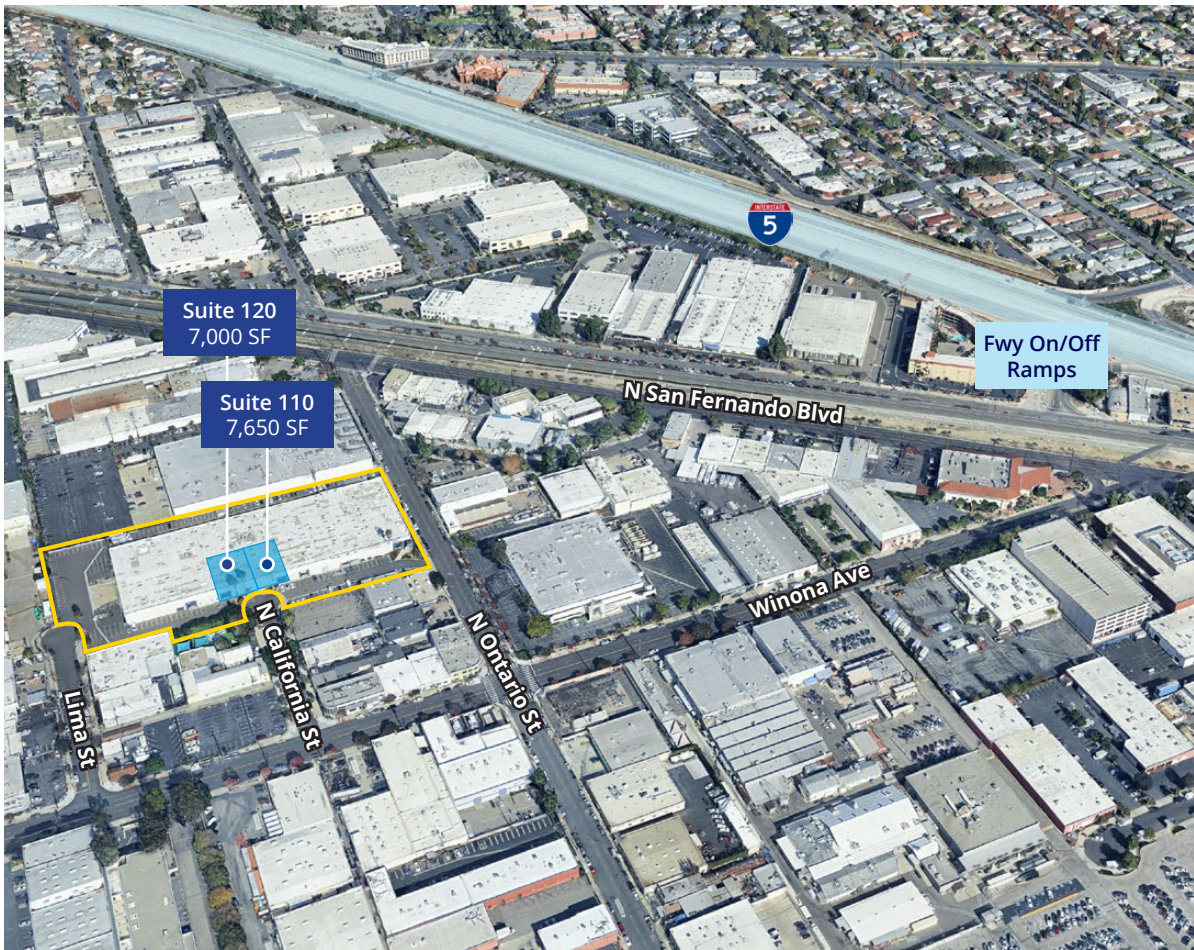
24'
Clear Height



Excellent Access to
Amenities and Airport



Adjacent to 5 Freeway;
Minutes to 134, 170, 210, 118



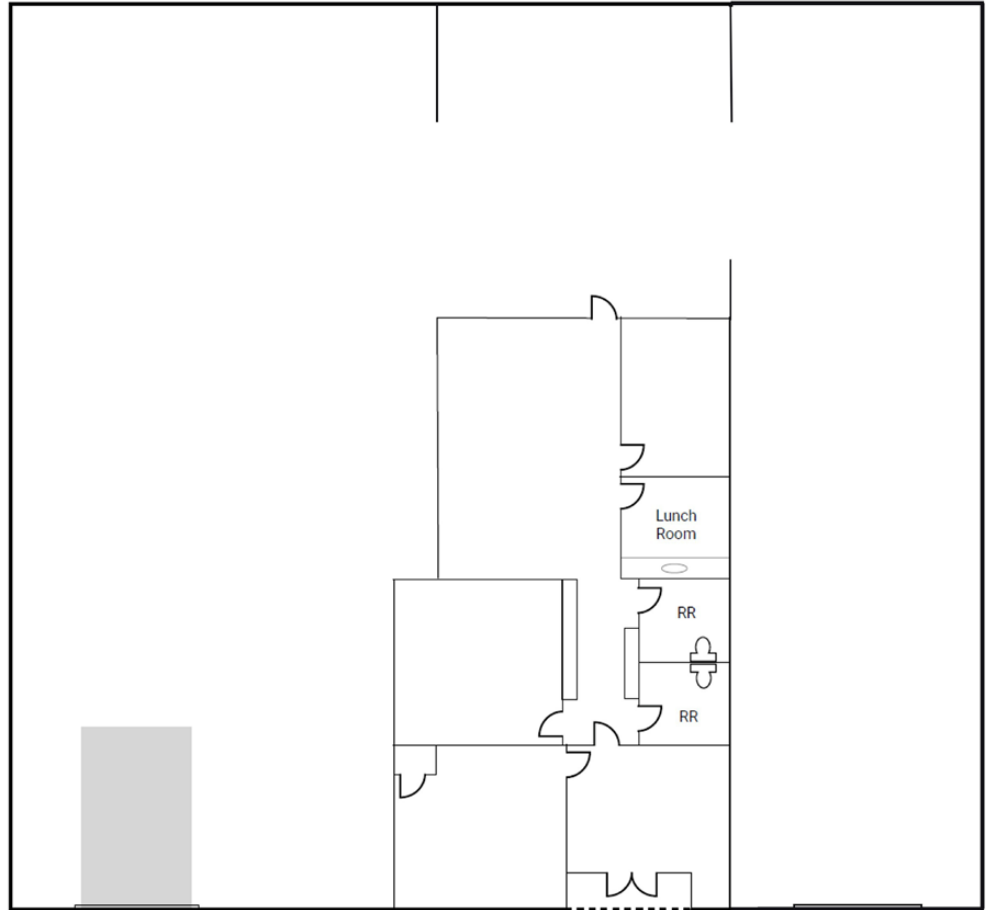
Specifications

2850 N California, Suite 110

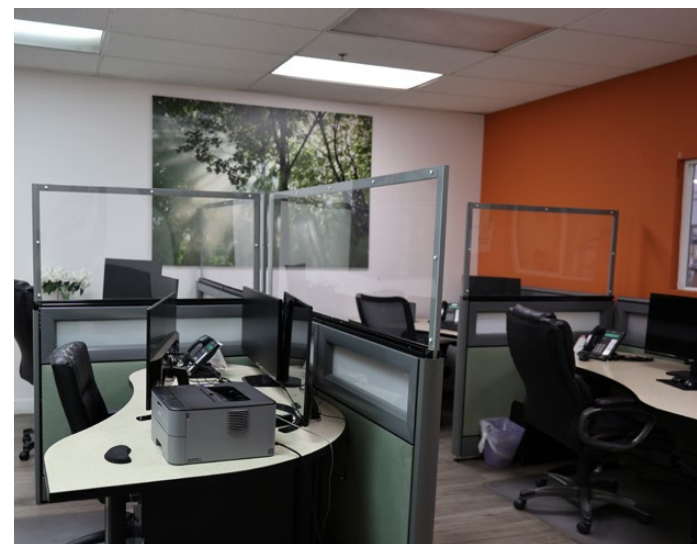
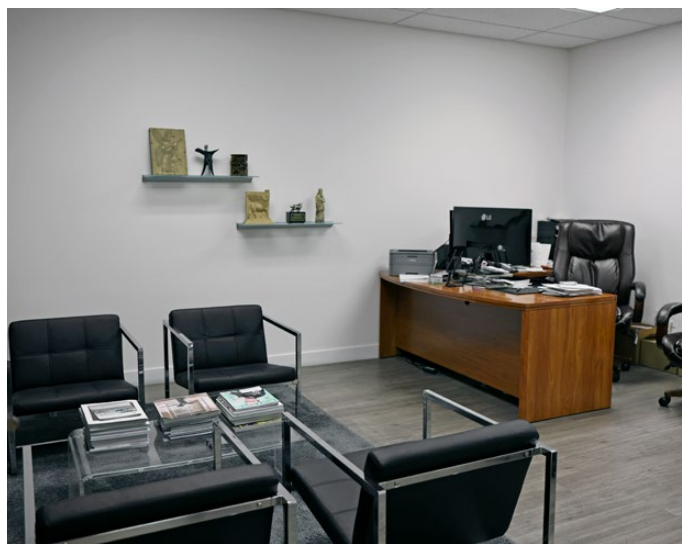


Available SF	7,650
Monthly Rent	\$14,458.50
Lease Rate PSF	\$1.89 NNN / Op.Ex. \$0.28
Clear Height	24'
GL Doors / Dim	2 / 12'x13'
Power	400A, 240V, 3Ph
Office SF	1,800
Restrooms	3
Parking Spaces / Ratio	16 / 2.1:1
Zoning	M2
Possession	1/1/2026
To Show	Call Agent

Notes: 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.



Photos
2850 N California, Suite 110



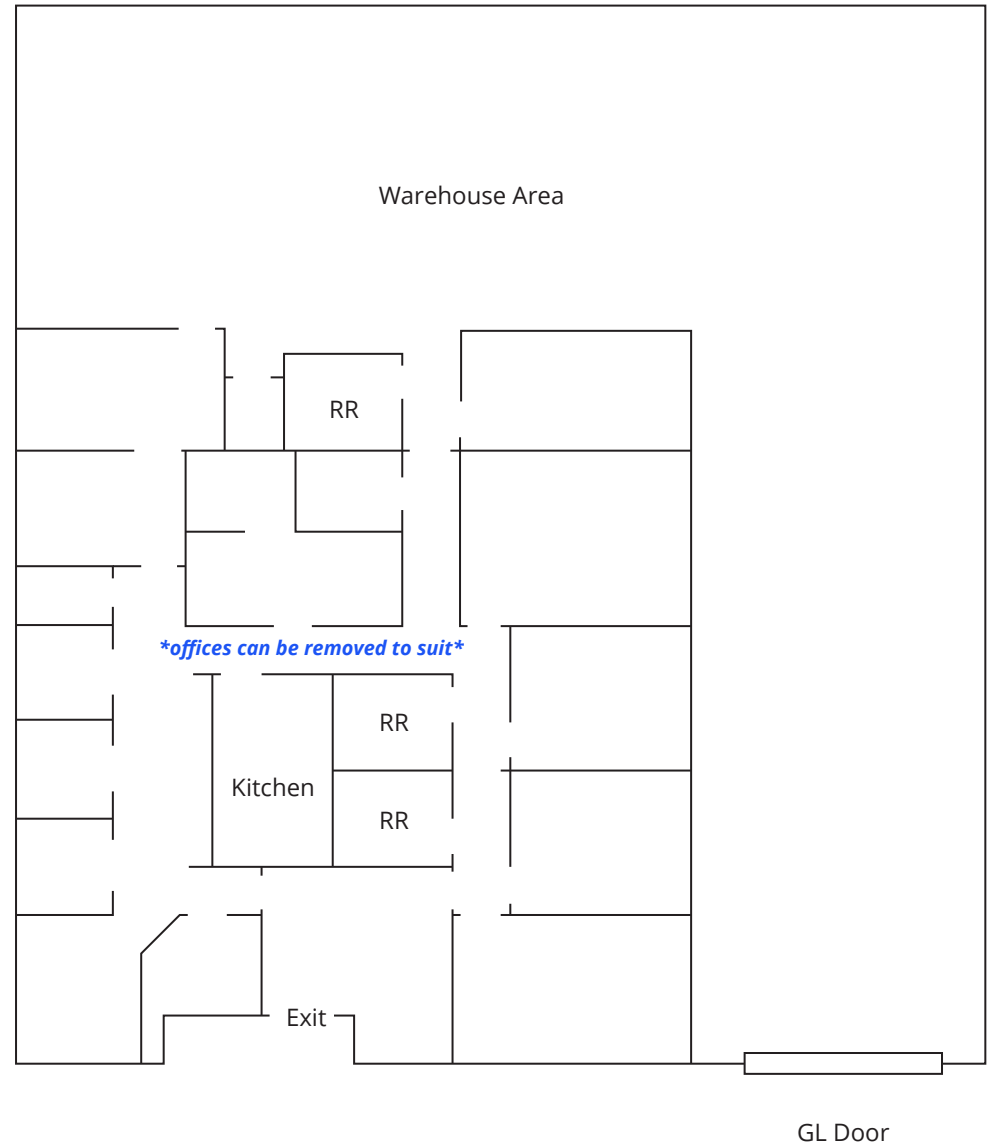
Specifications

2850 N California, Suite 120



Available SF	7,000
Monthly Rent	\$13,230.00
Lease Rate PSF	\$1.89 NNN / Op.Ex. \$0.28
Clear Height	24'
GL Doors / Dim	1 / 12'x13'
Power	400A, 240V, 3Ph
Office SF	3,500
Restrooms	3
Parking Spaces / Ratio	10 / 1.4:1
Zoning	M2
Possession	Immediate
To Show	Call Agent

Notes: 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.



Photos
2850 N California, Suite 120



Specifications

2850 N California, Suite 110 & 120



Available SF	14,650
Monthly Rent	\$27,688.50
Lease Rate PSF	\$1.89 NNN / Op.Ex. \$0.28
Clear Height	24'
GL Doors / Dim	3 / 12'x13'
Power	800A, 240V, 3Ph
Office SF	3,500
Restrooms	5
Parking Spaces / Ratio	22 / 1.5:1
Zoning	M2
Possession	1/1/2026
To Show	Call Agent

Notes: 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.

Suite 120

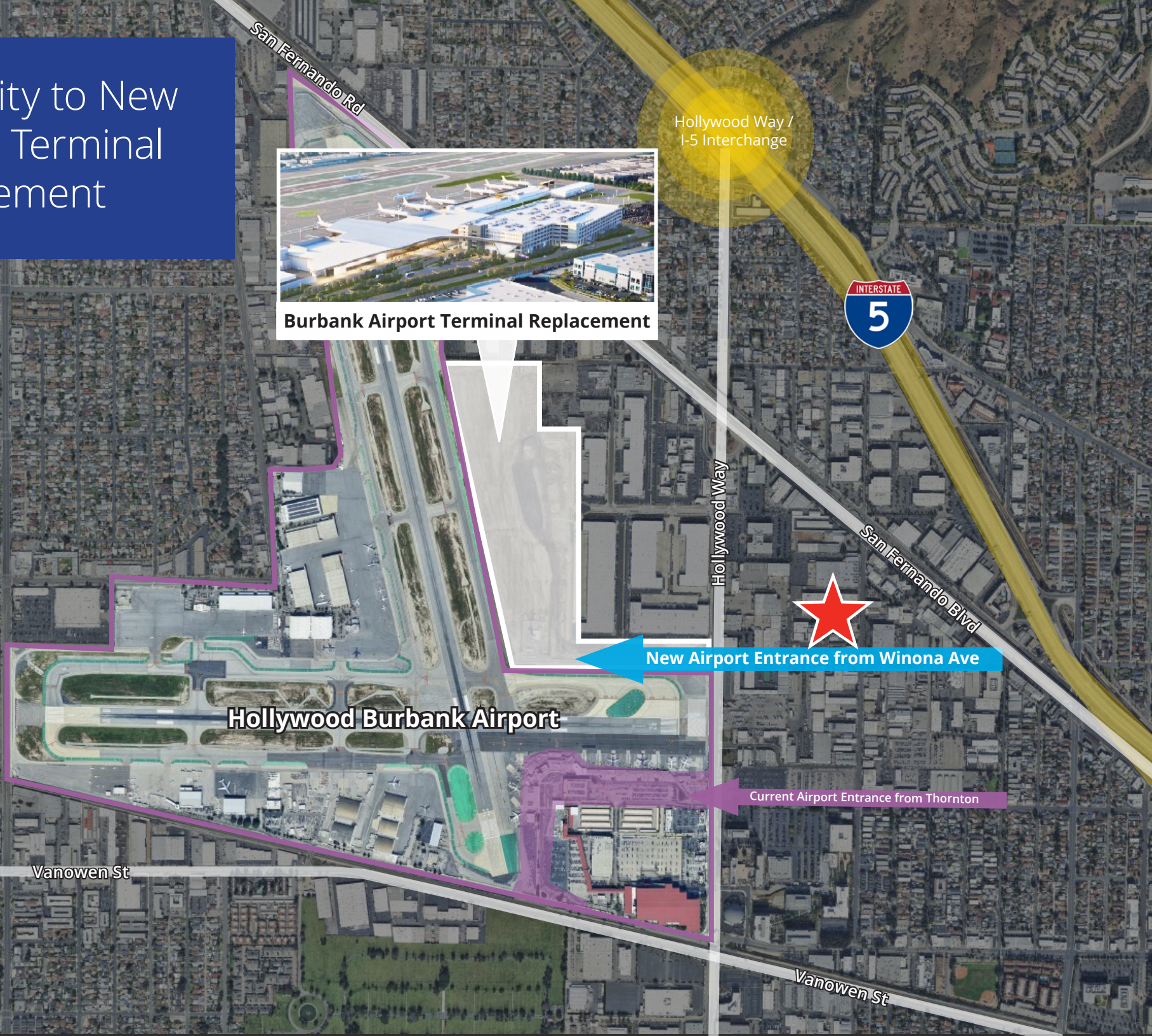
Suite 110



Proximity to New Airport Terminal Replacement



Burbank Airport Terminal Replacement



Hollywood Way /
I-5 Interchange



Hollywood Way

San Fernando Blvd

New Airport Entrance from Winona Ave

Hollywood Burbank Airport

Current Airport Entrance from Thornton

Vanowen St

Vanowen St

Amenities & Major Tenants





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