

301

S. Flower Street

BURBANK, CA 91502

FOR SALE

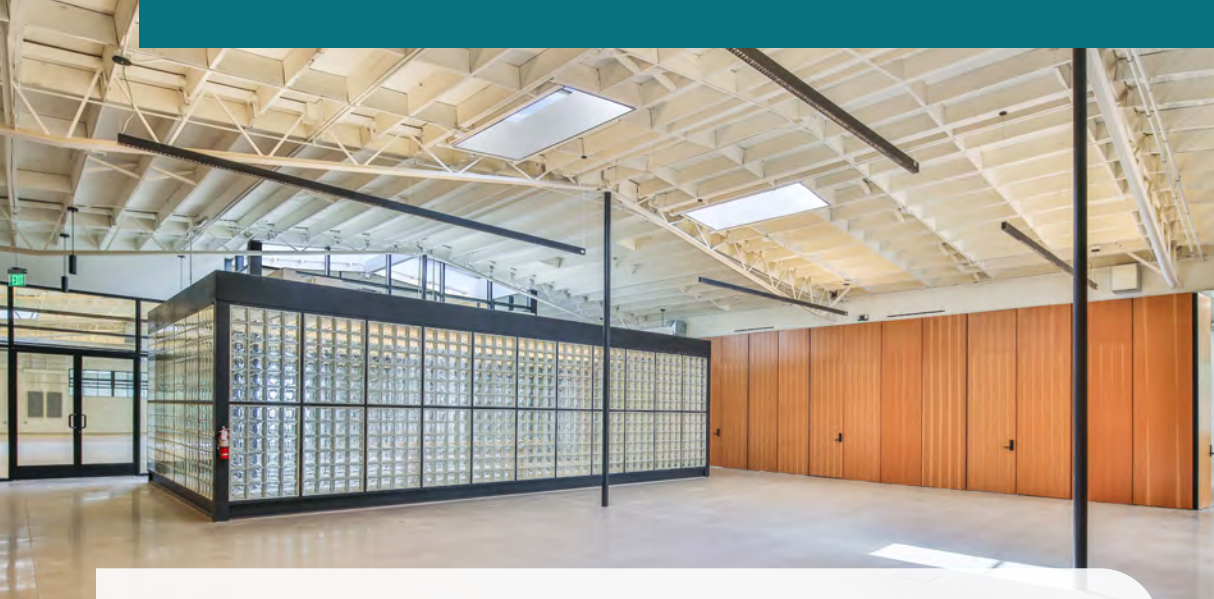
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±15,766 SF

Prime Industrial Flex in Burbank Tech Corridor
Burbank's Most Opulent Property - Inspired by Pierre Chareau's Maison de Verre

CBRE

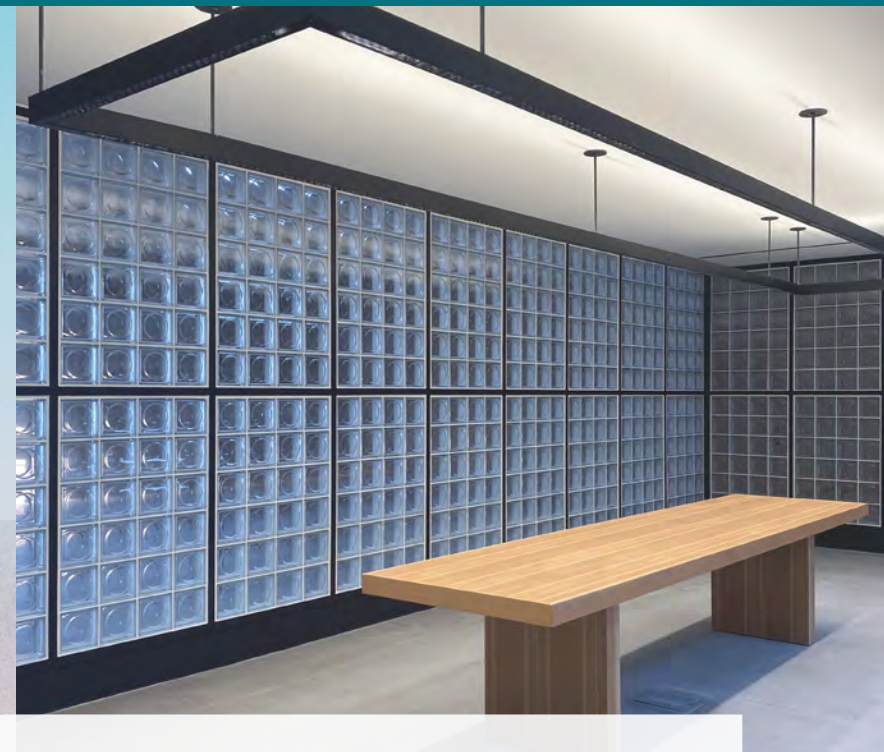


PROPERTY DESCRIPTION

301 S Flower St is an exceptionally positioned industrial/flex property in the heart of Burbank, CA. The $\pm 14,770$ SF main building has been completely renovated, modernized, and elegantly improved, making it one of the most architecturally unique and functional industrial assets in the area. With high-end finishes, upgraded infrastructure, and a meticulously designed exterior and interior, this property stands out as a turnkey opportunity for investors and owner-users alike. Additionally, the property has an accessory building of ± 996 SF that can be used as meeting space, workshop, or creative retreat.

INVESTMENT HIGHLIGHTS

- Fully renovated with top-tier upgrades: newly updated façade, interiors, and modernized infrastructure, electrical systems, HVAC, and plumbing ensuring both functionality and curb appeal
- **Power:** ample 1,200 amps power supply for manufacturing, warehousing, or media use
- **New HVAC:** 100% HVAC in all structures
- **Location:** situated in the highly desirable Tech Corridor, offering proximity to major studios, entertainment companies, and business services
- **Access:** Immediate access to I-5, 134, and 101 Freeways, providing seamless connectivity to Greater Los Angeles



PROPERTY DETAILS



Address 301 S Flower St, Burbank, 91502



SF $\pm 14,770$ SF Main Building
 ± 966 SF Accessory Building
 $\pm 15,766$ SF Total



Lot area $\pm 26,761$ SF



Year built 2024*



Power A: 1,200 amps V: 120/288 0: 3 W: 3



Zoning M2



APN 2451-007-004

*base building originally constructed in 1957

GALLERY



GALLERY



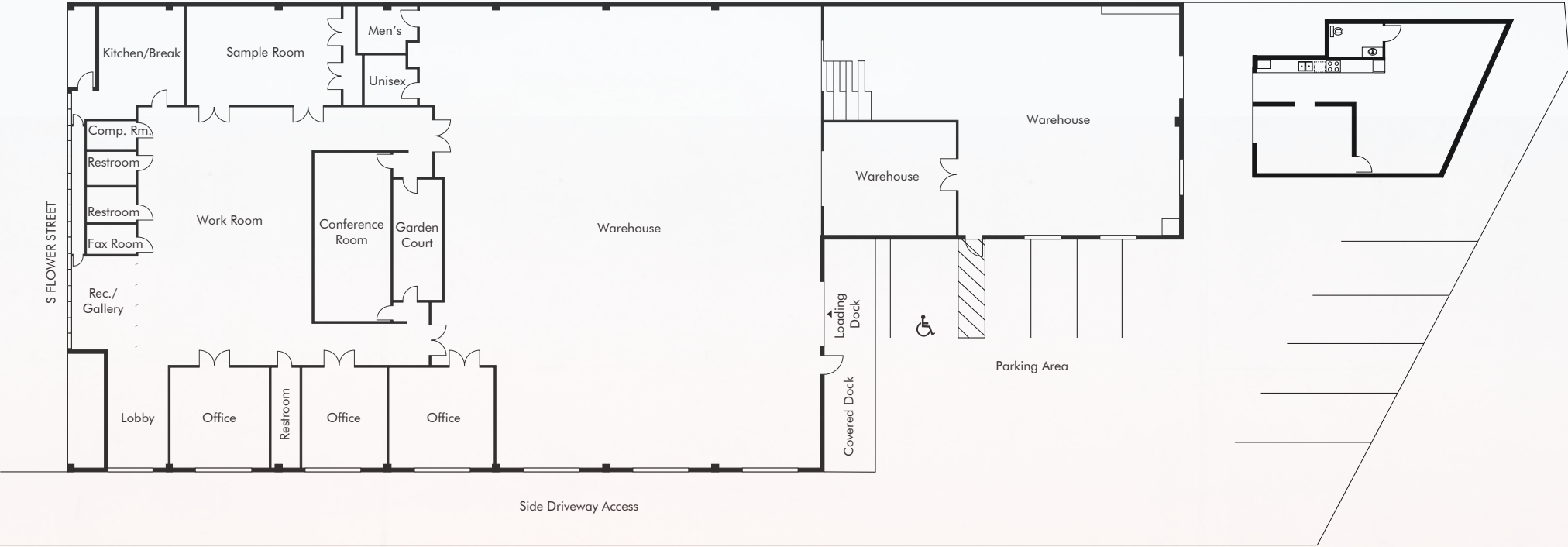
GALLERY



GALLERY



SITE PLAN



[illegible]

➤ **Building SF:** ±15,766 SF

➤ **Land SF:** ±26,761 SF

➤ **Land Acres:** 0.61 Acres

AERIAL MAP

NORTHWEST



AERIAL MAP

SOUTH



AERIAL MAP

SOUTHEAST



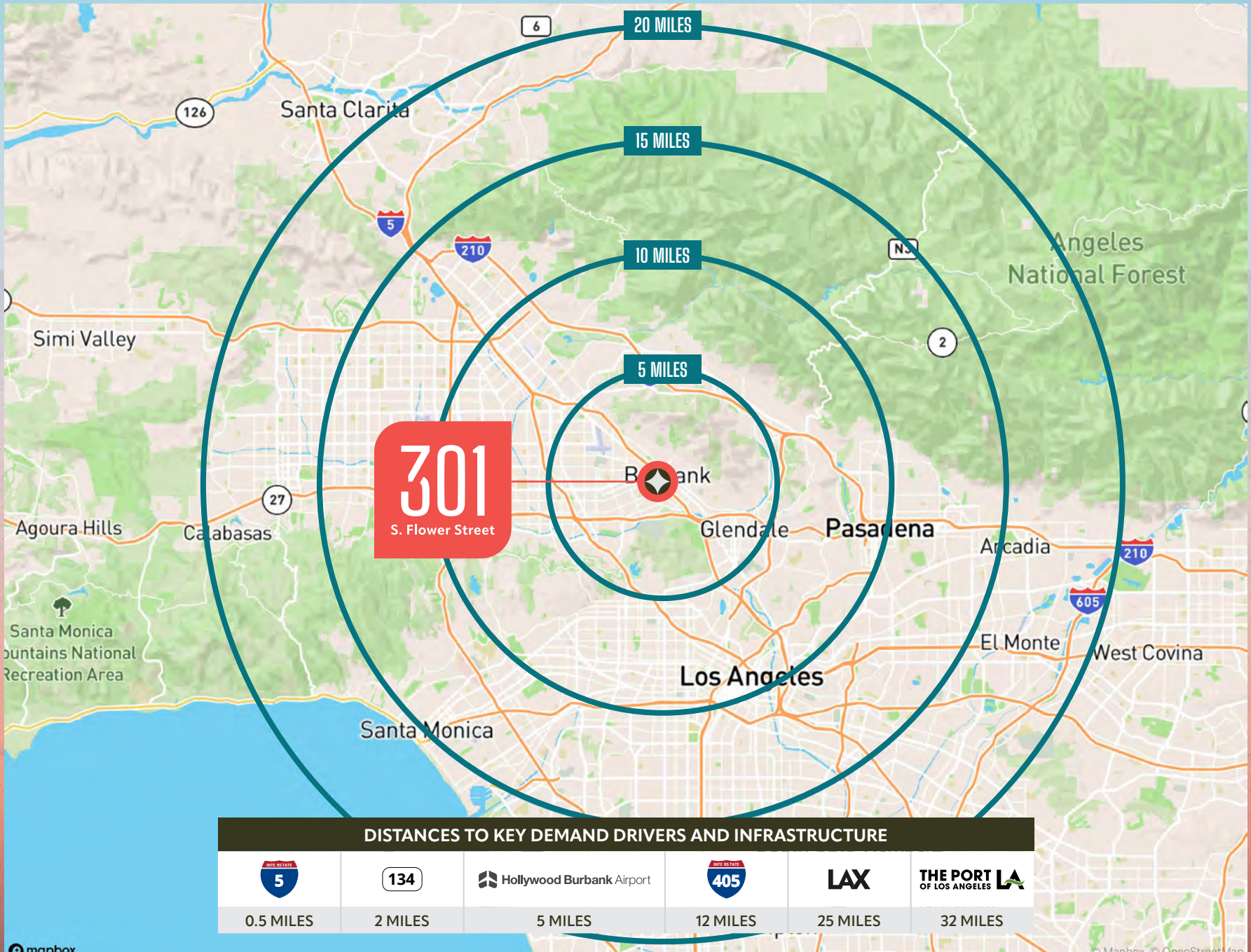
STUDIO MAP



NEARBY RETAIL & AMENITIES



REGIONAL MAP





CITY OF BURBANK



CITY OF BURBANK OVERVIEW

Burbank, known as the "Media Capital of the World," is located just a few miles northeast of Hollywood. The city is home to numerous major media and entertainment companies, including The Walt Disney Company, Warner Bros. Entertainment, Nickelodeon Animation Studio, NBC, and Cartoon Network Studios, which has its West Coast headquarters there.

In addition to its prominent media presence, Burbank offers a robust environment for a variety of business sectors, including manufacturing, warehousing, and industrial operations. The city benefits from a highly educated workforce, excellent infrastructure, and a business-friendly local government. Its strategic location near major freeways and proximity to Hollywood Burbank Airport enhance regional and national connectivity. Burbank presents a compelling opportunity for companies seeking flexible industrial space in a dynamic and well-established market.

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