



FOR SALE OR LEASE

**41,593 SQ. FT.
INDUSTRIAL BUILDING**

**PRIME LOCATION • SECURE & PRIVATE
AIR-CONDITIONED WAREHOUSE**

914 N VICTORY BLVD, BURBANK, CA 91502

**FOR SALE AT \$18,700,000 (\$449.59/SQ. FT.)
FOR LEASE AT \$1.65/SQ. FT. INDUSTRIAL GROSS**

PROPERTY SUMMARY

- 41,593 square feet on 1.3 acres of land
- Concrete tilt-up and concrete block construction
- 5,243 square feet of office
- 3000 amps, 277/480 volt, 3 phase distributed power
- Clear height 21 feet at the beam, 23 feet to ceiling
- Air-conditioned warehouse, foil insulation
- Fire sprinklers at .38 over 3,000 sq. ft.
- 5 dock-high loading spots with levelers, doors 9" high by 8'3" wide
- Fenced, private and secure parking for 53 cars
- Front entrance includes access control vestibule ("mantrap") for added security
- Zoning MB2U



Ken Simon | KFS Properties, Inc.

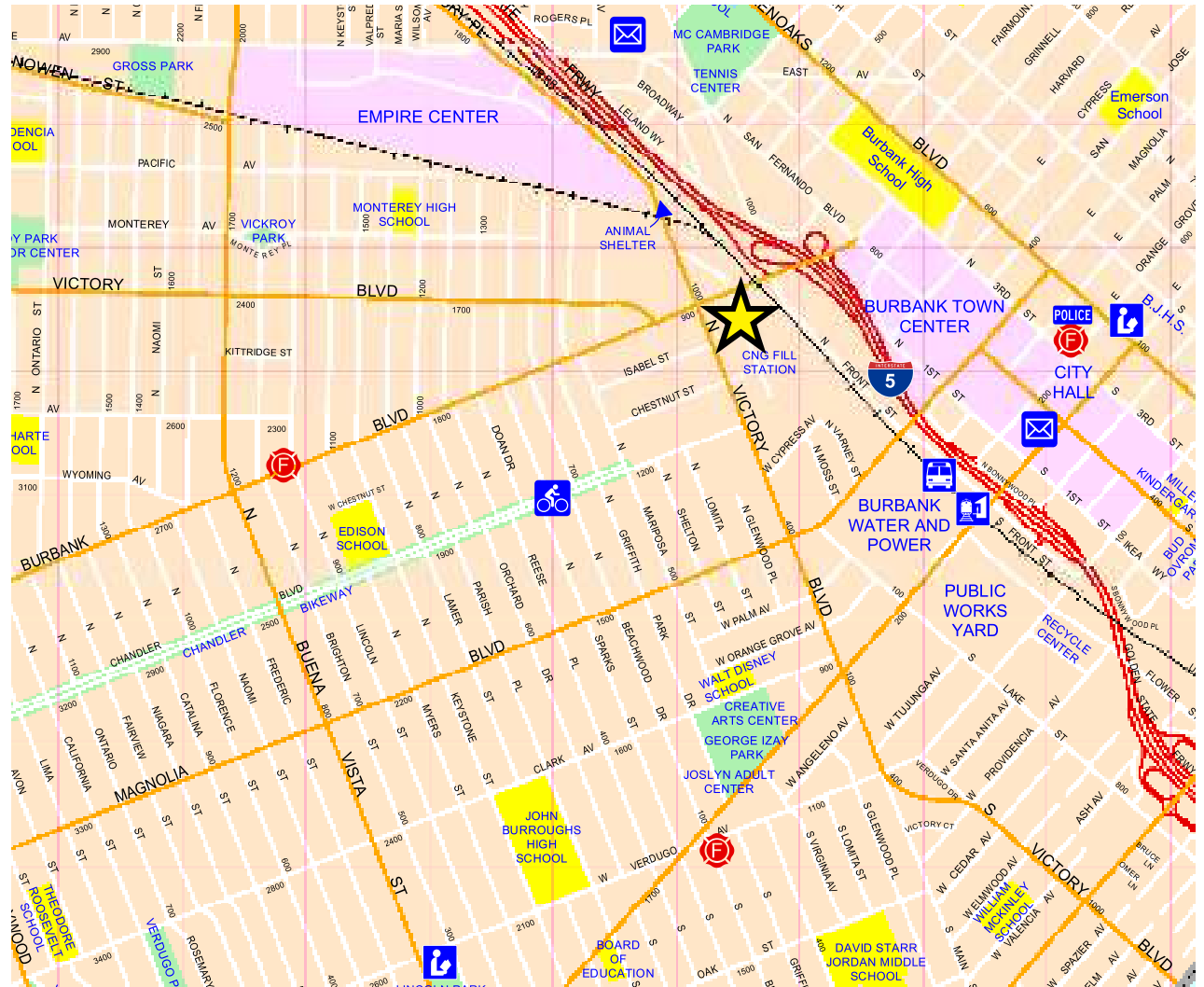
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This information has been furnished from sources that we deem reliable, but for which we assume no liability. All measurements are approximate. All information contained herein should be independently verified by a prospective tenant.

LOCATION

Conveniently located at 5 Points on Victory Boulevard near Burbank Boulevard. A stone's throw from the 5 Freeway. Six-minute drive to Hollywood Burbank Airport. Burbank has a daytime population of 250,000, a workforce of 182,000 and more than 1,000 creative companies. Burbank has no city income tax and no gross sales receipts tax. Burbank has its own police department, fire department, and power company.



WAREHOUSE & PARKING



13 PRIVATE OFFICES, CONFERENCE ROOM, BULLPEN, & KITCHEN



FLOOR PLANS

