



Colliers



TENANT
SIGNAGE
HERE

FOR LEASE

**100 E Graham Pl
Burbank, CA 91502**

19,000 SF Standalone Flex / Industrial / R&D Building
Outdoor Storage or Excess Parking Available

Capital Improvements Underway / Reduced \$2.00 NNN Rate!

Colliers

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Billy Walk

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William.Walk@colliers.com

Under New Ownership!

ALTA WEST

PARTNERS.

Property Highlights



Creative Industrial
to Creative Flex



100% HVAC;
Polished Concrete
Floors



Large Window Openings
& Skylights, Providing
Ample Natural Light



Dock High Loading
in Burbank!



Close to 5 Freeway
& Alameda Ave



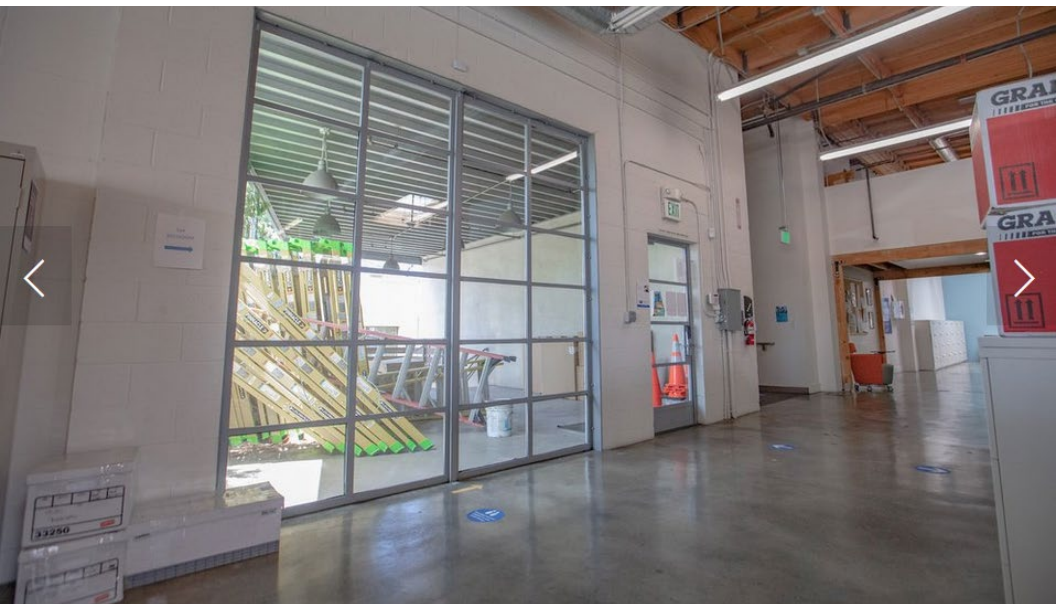
No Gross Receipts
Tax

Building Specifications

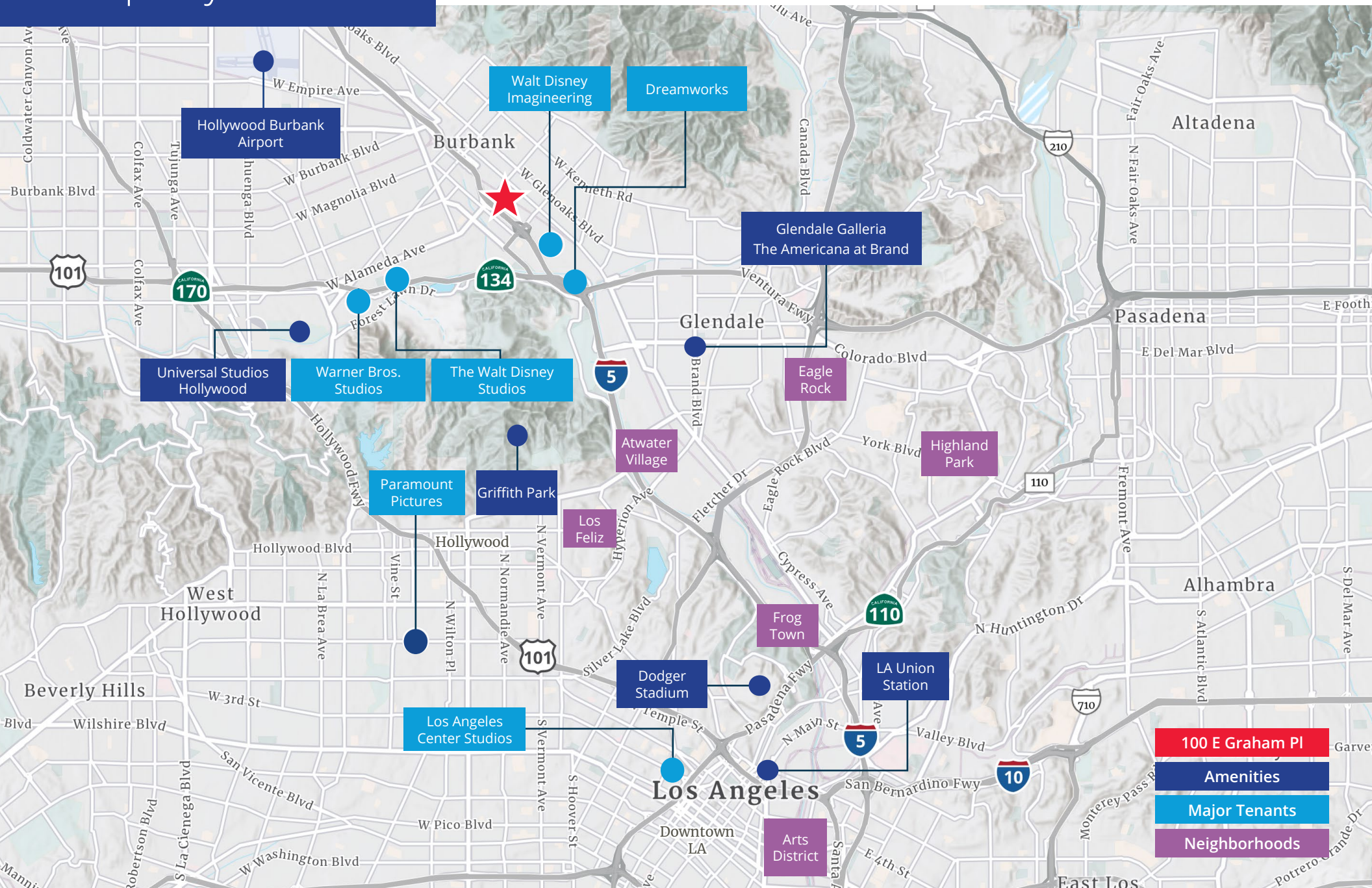
Available SF	19,000
Monthly Rent	\$38,000
Lease Rate PSF	\$2.00 NNN
Max Clear Height	15'
DH Doors	1
GL Doors	Available
Power	1400A, 208/120V, 3Ph (800A & 600A panels)
Parking Spaces / Ratio	51 / 2.83:1
Office SF - Mezzanine	2,862 (Additional Office Possible)
Restrooms	2
Zoning	M2
Possession	Immediate
To Show	Call Agent



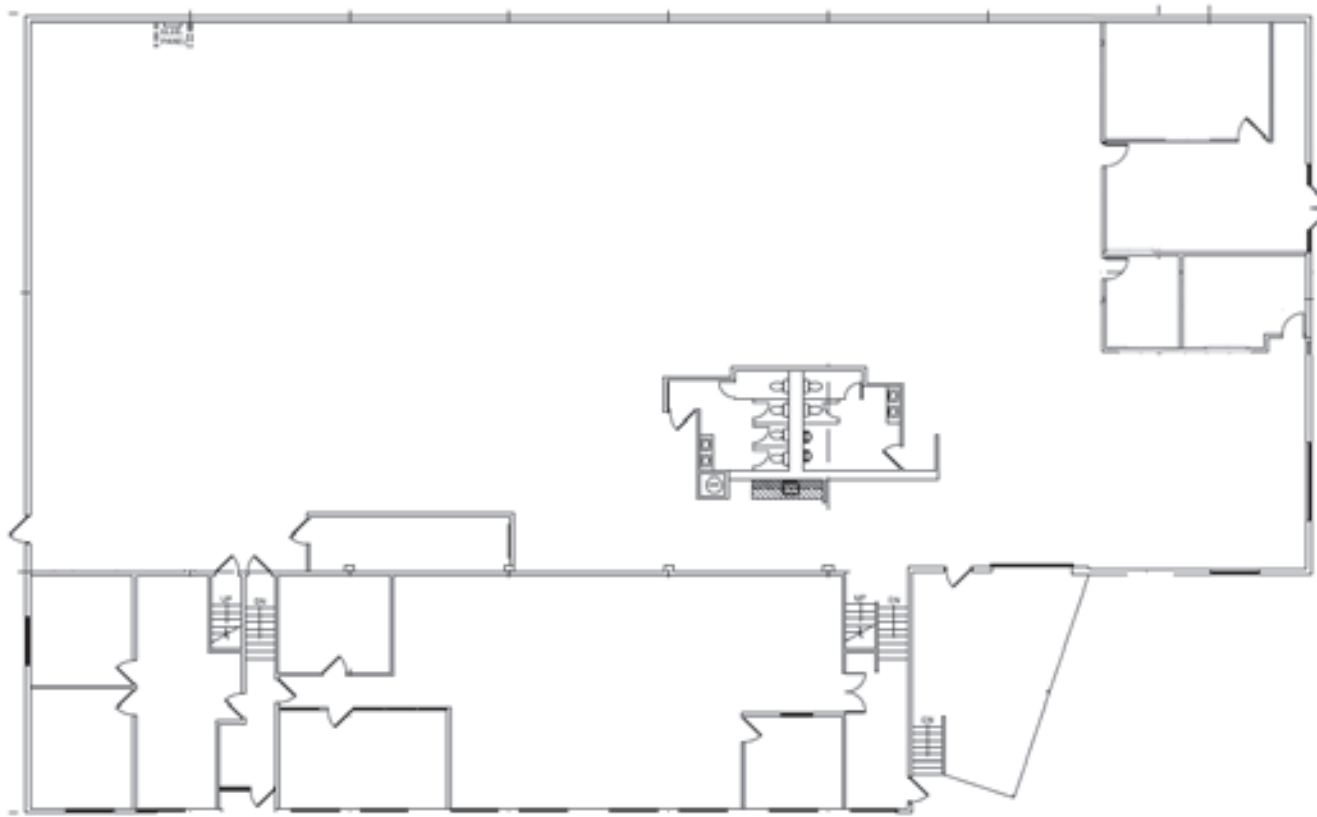
Photos



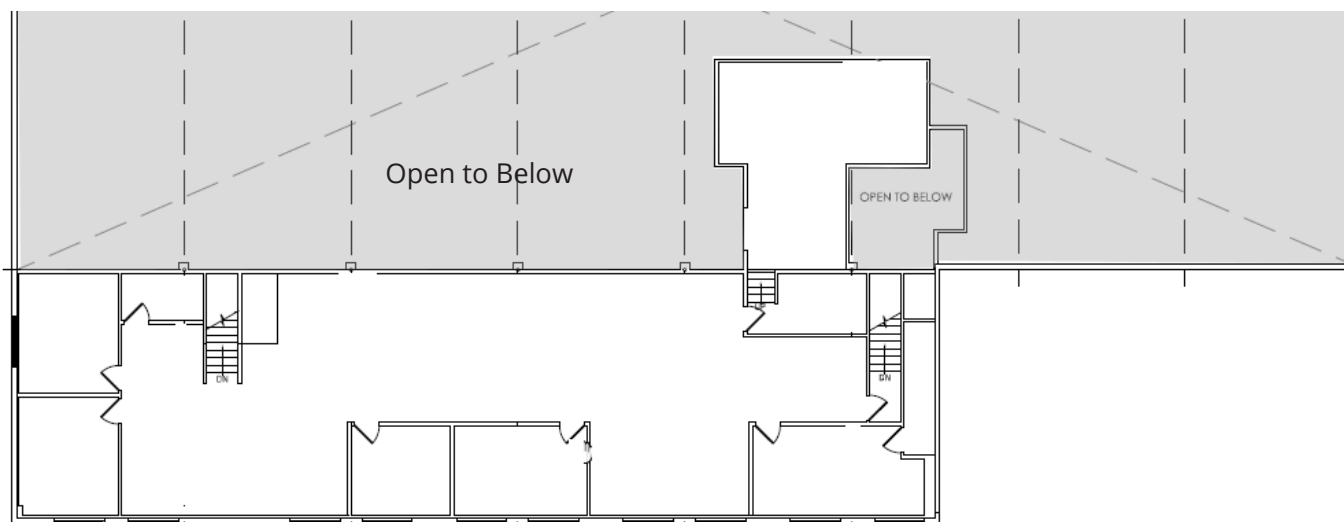
Property Location



Layout



2nd Floor





Accelerating success.

Contact Info

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