

**Building Size** Available SF 8.800 SF Industrial For Lease & For Sale 8,800 SF



Address: **Cross Streets:**  3050 N Lima St., Burbank, CA 91504 Lima St./N San Fernando Blvd.

Rare 25' Clear Span Building Sound Stage Improvements (Can be Removed) Large Fenced Yard \* Additional Parking Possible Also for Sale\*: Adjacent ~4,818 SF Media Building (See Notes) Near MetroLink Station & Burbank Airport Easy Access to the Freeways and Nearby Major Studios

Lease Rate/Mo:	TBD	Sprinklered:	Yes	Office SF / #:	2,000 SF / 6
Lease Rate/SF:	TBD	Clear Height:	25'	Restrooms:	3
Lease Type:	Gross	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Available SF:	8,800 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	8,800 SF	A: 400 V: 277/480 0: 3 W: 4		Include In Available:	No
Prop Lot Size:	0.37 Ac / 16,130 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Bit:	Existing / 1947	Include In Available:	No
Sale Price:	\$4,000,000			Possession:	Now
Sale Price/PSF:	\$454.55	Whse HVAC:	No	Vacant:	Yes
Taxes:		Parking Spaces: 16	/ Ratio: 1.8:1	To Show:	Call broker
Yard:	Fenced / Paved	Rail Service:	No	Market/Submarket:	East SFV
Zoning:	M2	Specific Use:	Warehouse/Office	APN#:	2466001059

**Listing Company:** Cushman & Wakefield

Agents: David Schatz 310-943-4201 Tim Wallace 213-955-5108

Listing #: 40709355 Listing Date: FTCF: CB000N000S000/AOAA 07/09/2024

Notes: Tenant/Buyer to verify all information. \*Immediately adjacent ~4,818sf media building for sale is 3058 N Lima Street with Mike Chez (310-863-8300), asking \$684.72psf,

with large secured yard, media production and sound booth improvements, and creative office.



Tim Wallace **Executive Director** +1 323 363 3694 tim.wallace@cushwake.com CA LIC #01779950

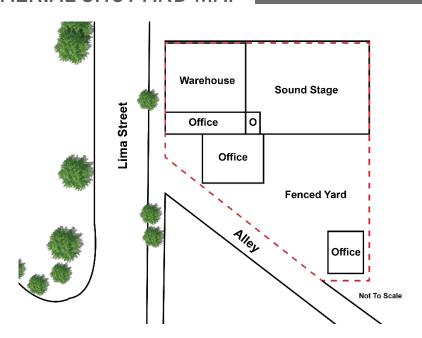


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## **AERIAL SHOT AND MAP**











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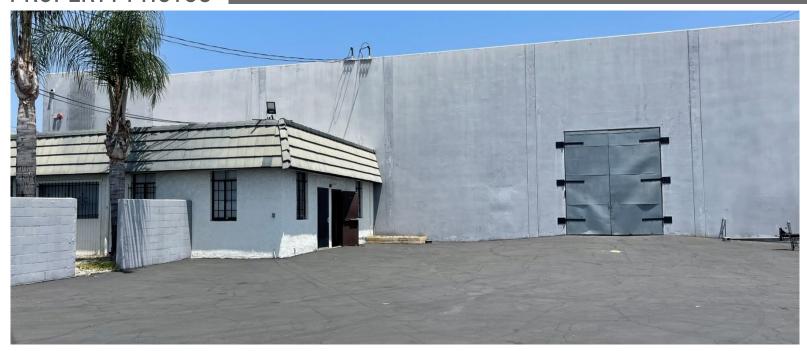


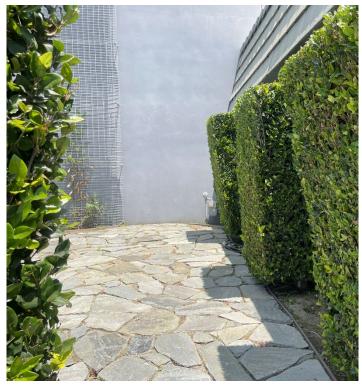
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## **PROPERTY PHOTOS**











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## **Property Aerials**







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