

Available SF	8,800 SF	Industrial For Lease & For Sale	Building Size	8,800 SF
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Address: 3050 N Lima St., Burbank, CA 91504
Cross Streets: 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

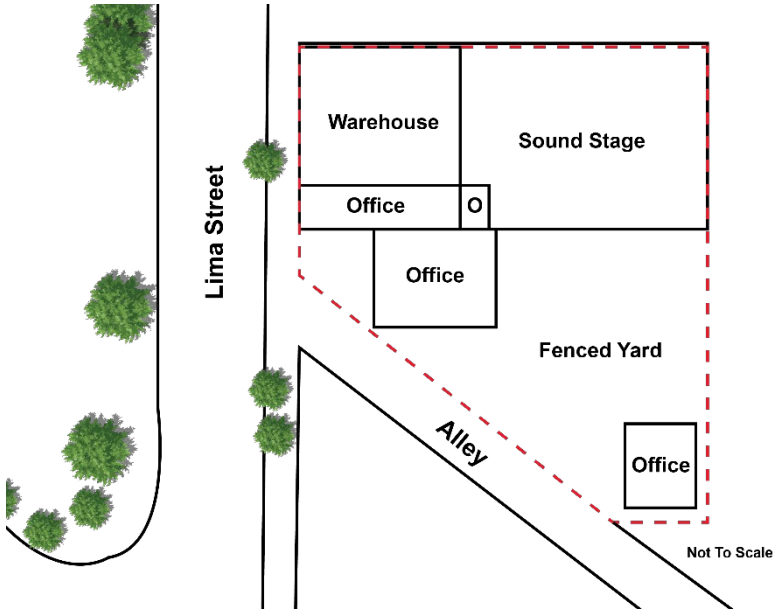
Lease Rate/Mo:	TBD	Sprinklered:	Yes	Office SF / #:	2,000 SF / 6
Lease Rate/SF:	TBD	Clear Height:	25'	Restrooms:	3
Lease Type:	Gross	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Available SF:	8,800 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	8,800 SF	A: 400 V: 277/480 0: 3 W: 4		Include In Available:	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 Blt:	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: Tim Wallace 213-955-5108 David Schatz 310-943-4201
Listing #: 40709355 **Listing Date:** 07/09/2024 **FTCF:** CB000N000S000/A0AA
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.



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AERIAL SHOT AND MAP



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PROPERTY PHOTOS



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Property Aerials

