

The Colliers logo, featuring the word "Colliers" in a white serif font inside a dark blue square with a thin yellow and red horizontal stripe at the bottom.

For Lease

2811-2815 W Empire Ave Burbank, CA 91504

5,928 SF Industrial Building

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

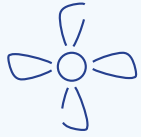
License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

Building Highlights



100% Air-Conditioned Facility



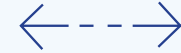
Creative Space with Polished Concrete Floors



2 Oversized Motorized Roll Up Doors & 5 Ton Crane

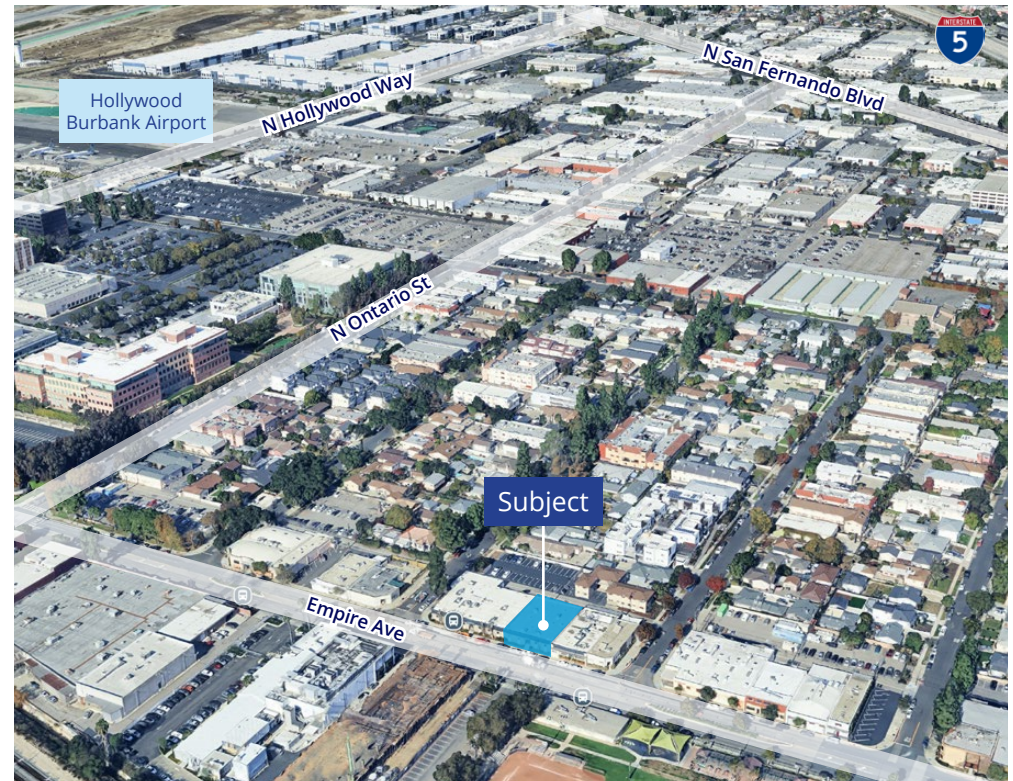


1,000 Amps Electrical Service



Empire Ave Frontage With Direct Access to 5 Fwy

Available SF	5,928
Monthly Rent	\$11,204
Lease Rate PSF	\$1.89 NNN / Op.Ex. \$0.27
Clear Height	11'
GL Doors / Dim	2 / 12'x10'
Power	4 Power Panels: 1) 600A, 240V, 3Ph, 3W 2) 100A, 240V, 3Ph, 3W 3) 200A, 240V, 3Ph, 3W 4) 100A, 240V, 3Ph, 3W
Parking Spaces / Ratio	8 / 1.35:1
Office SF / #	640 / 4
Restrooms	4
Warehouse HVAC	Yes
Zoning	M2
Year Built	1978
To Show	Call Agent

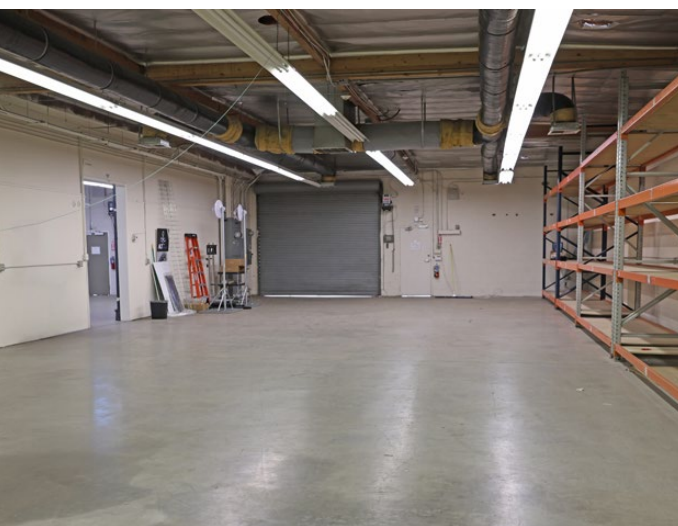


Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Buyer is responsible to have a licensed electrician confirm actual service & confirm zoning allows buyer's use.

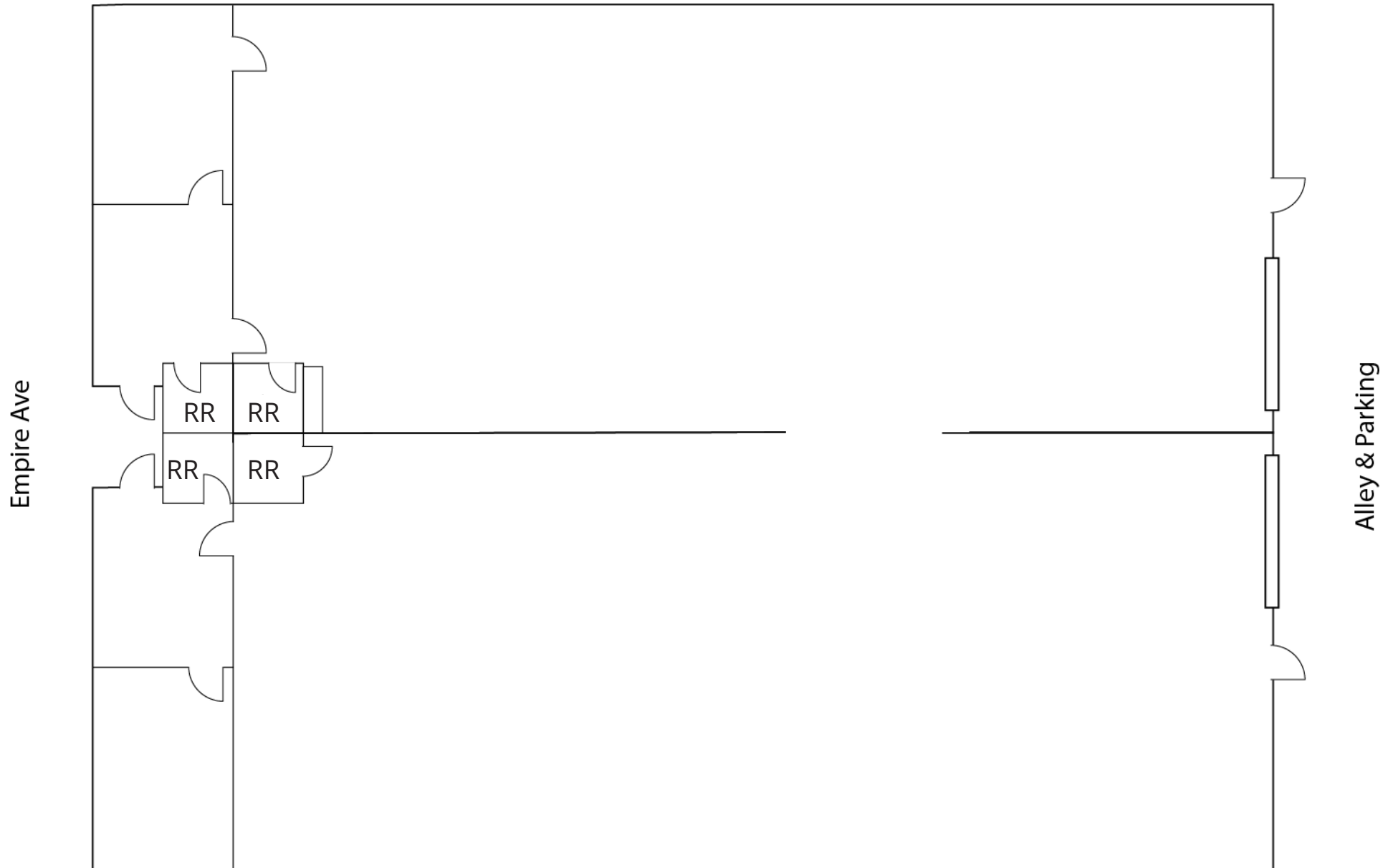
Exterior Photos



Interior Photos



Layout



Amenities & Major Tenants



A regional map of the Los Angeles area, showing major highways and cities. The map includes labels for Santa Clarita, Sylmar, San Fernando, Pacoima, Sun Valley, Burbank, Glendale, North Hollywood, Van Nuys, Northridge, Chatsworth, and Canoga Park. Major highways shown include I-5, I-10, I-210, I-405, I-170, I-134, SR-14, SR-118, and SR-101. A red star is placed in North Hollywood, indicating the location of the subject of the report.

Local Map



Accelerating success.

Contact Info

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

www.colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers