

# FULLY RENOVATED INDUSTRIAL BUILDING

3316 – 3318 Burton Avenue, Burbank, CA 91505

FOR SALE/LEASE

±9,103 SF



Exclusively Listed By:

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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## OFFERING SUMMARY

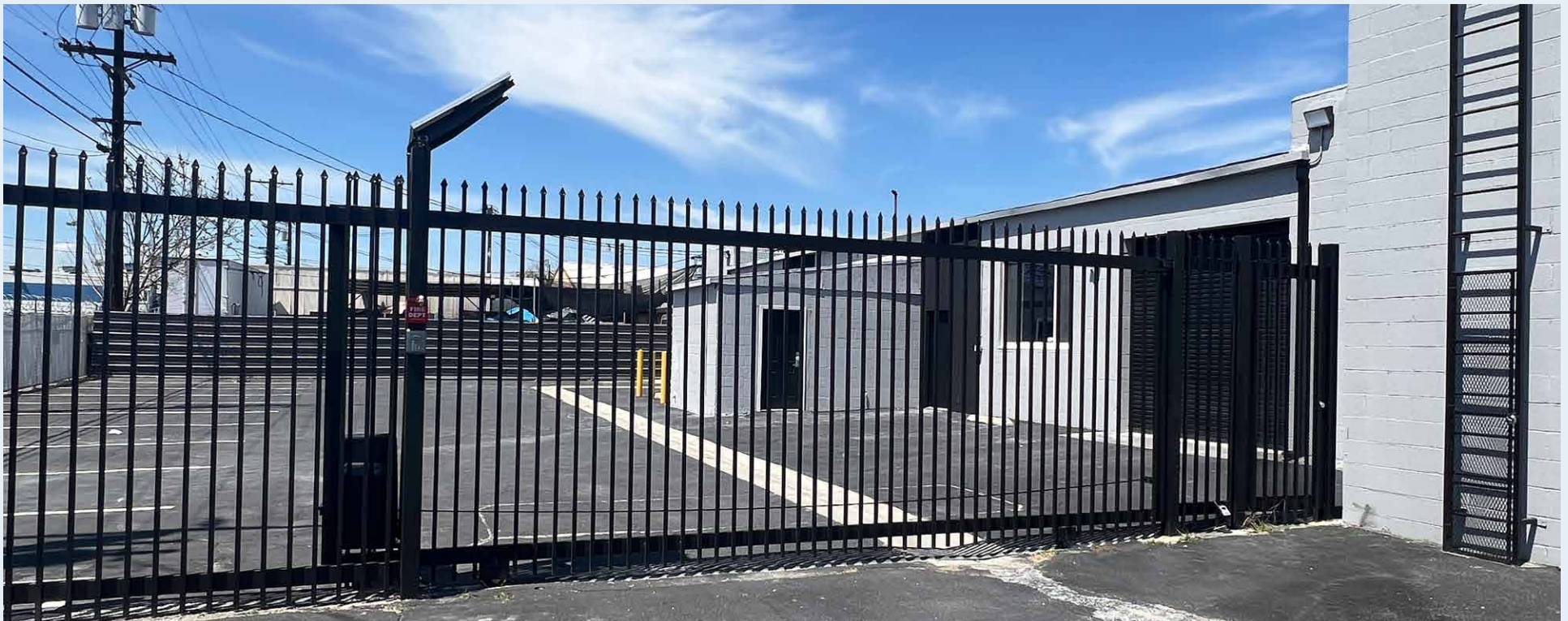
3316–3318 Burton Avenue is a **fully renovated, freestanding industrial property** totaling +/-9,103 square feet, located within the highly desirable **Burbank industrial submarket**. The property is configured for easy divisibility into **two (2) ±4,552 SF units**, offering flexibility for either a **single owner occupant or a multi-tenant configuration**.

Originally constructed in 1955 and **fully renovated in 2026**, the building features a host of new mechanical systems, along with an **above standard 800 Amps of 120/240 Volt, 3-Phase Power**.

The property sits on a **14,826 square foot parcel zoned Burbank-M2** and has a fully fenced parking lot with a **new automated wrought iron gate**, providing secure and controlled site access.

## NEW BUILDING UPGRADES

- New Smooth Stucco Exterior Facade
- Newly Installed Roof with Warranty
- Warehouse Skylights
- (4) New HVAC Units Totaling 16 Tons
- 1,800 SF of New Office Space
- New Windows
- New LED Warehouse Lighting
- New Automated Wrought Iron Gate
- Resurfaced Parking Lot



# KEY HIGHLIGHTS



## SALE PRICE:

Call Broker



## BUILDING SIZE:

±9,103 SF



## OFFICE AREA:

±1,800 SF



## CLEAR HEIGHT:

±12'-14'



## CONSTRUCTION TYPE:

Concrete Block Masonry



## GRADE LEVEL DOORS:

2 (10' x 10')



## LEASE RATE:

\$2.35/SF Gross



## YEAR BUILT:

1955  
R 2026



## PARCEL SIZE:

±14,826 SF  
M2 Zoned



## FENCED PARKING:

14 Stalls  
(1.56/1,000)



## FIRE SPRINKLERS:

General Hazard

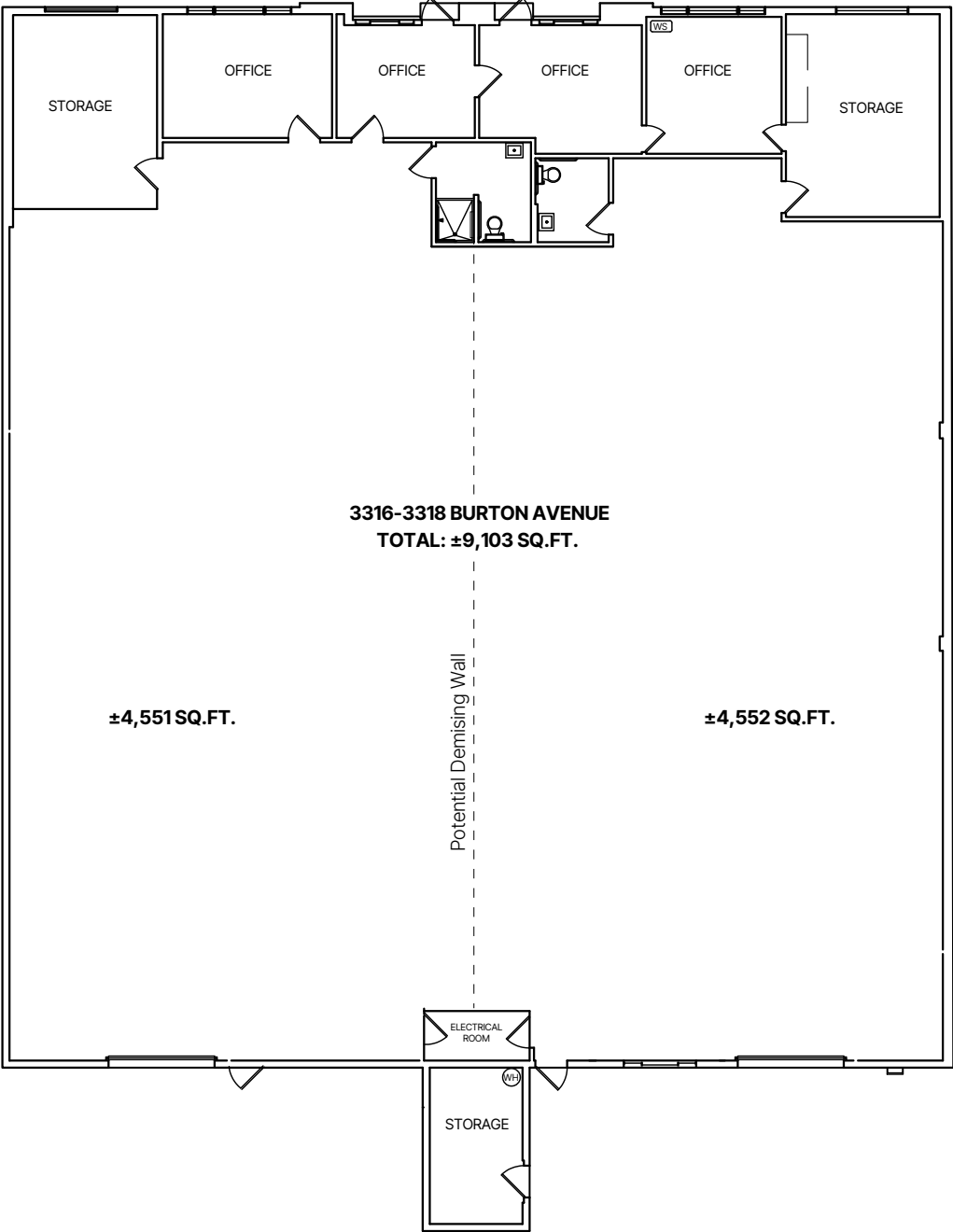


## HEAVY POWER:

800 Amps; 120/208 Volt  
3 Phase; 4 Wire

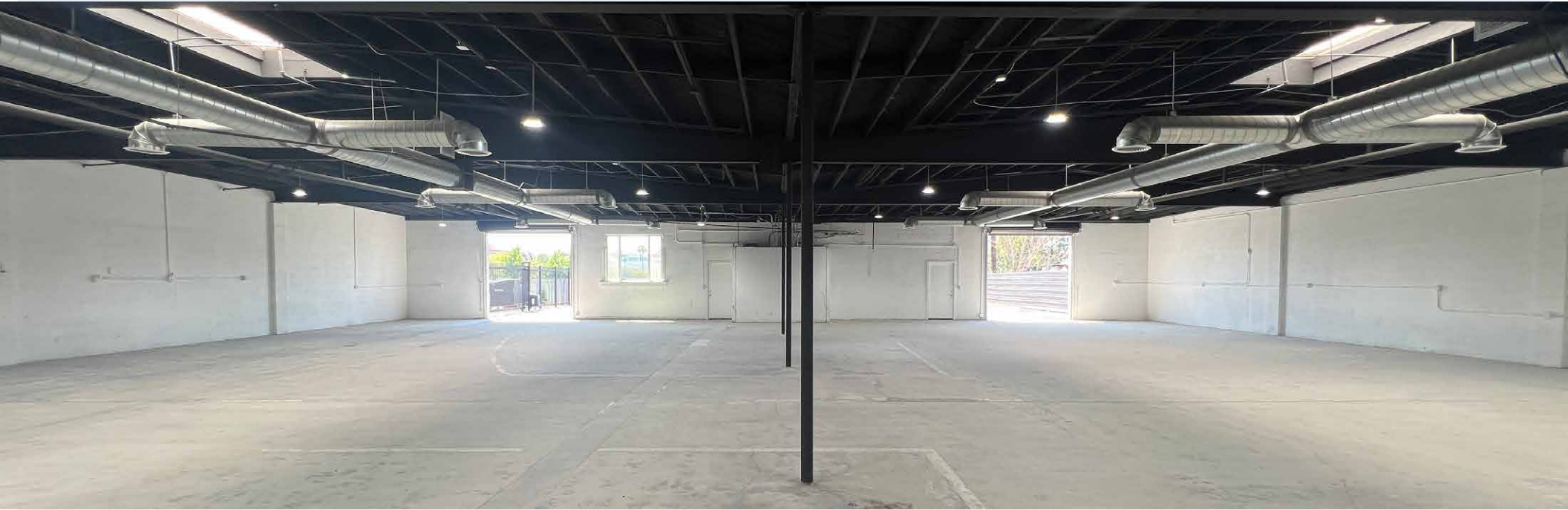


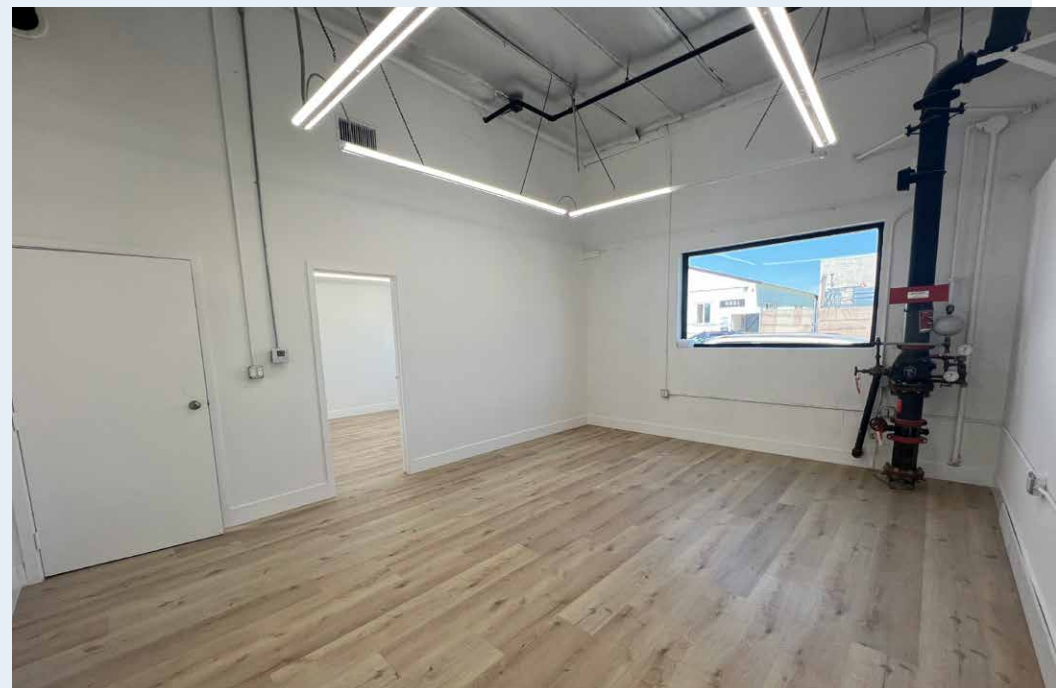
# SITE PLAN



# AERIAL MAP











# BURBANK ECONOMIC PROFILE

## OVERVIEW

The City of Burbank is one of Southern California's most supply constrained and economically resilient industrial submarkets. Known globally as the "Media Capital of the World," Burbank supports a concentrated employment base of more than 165,000 daytime jobs—far exceeding its residential population—making it a dominant regional employment node within Los Angeles County.

Burbank's economy is anchored by world class media, entertainment, technology, aerospace, and healthcare employers, generating sustained demand for flex industrial, production, logistics, and creative oriented industrial facilities.

## INDUSTRIAL MARKET FUNDAMENTALS

Burbank's industrial inventory is predominantly infill and light industrial, shaped by land scarcity, proximity to residential districts, and high value adjacent uses.

Limited industrially zoned land has created supply constraints and barriers to entry which continue to make the Industrial vacancy in Burbank trend consistently below Greater Los Angeles averages, reflecting minimal new supply and strong tenant retention.








Rental rates and pricing per square foot continue to rank among the highest in the San Fernando Valley, driven by location, limited inventory, and tenant demand from media related users with specialized build outs.

## BUSINESS CLIMATE & CITY SUPPORT




The City of Burbank maintains a business friendly operating environment, including:

- **NO GROSS RECEIPTS TAX**
- Dedicated Economic Development and Business Concierge services
- Streamlined permitting and entitlement coordination
- Long term economic development strategy focused on creative, industrial, and advanced manufacturing sectors

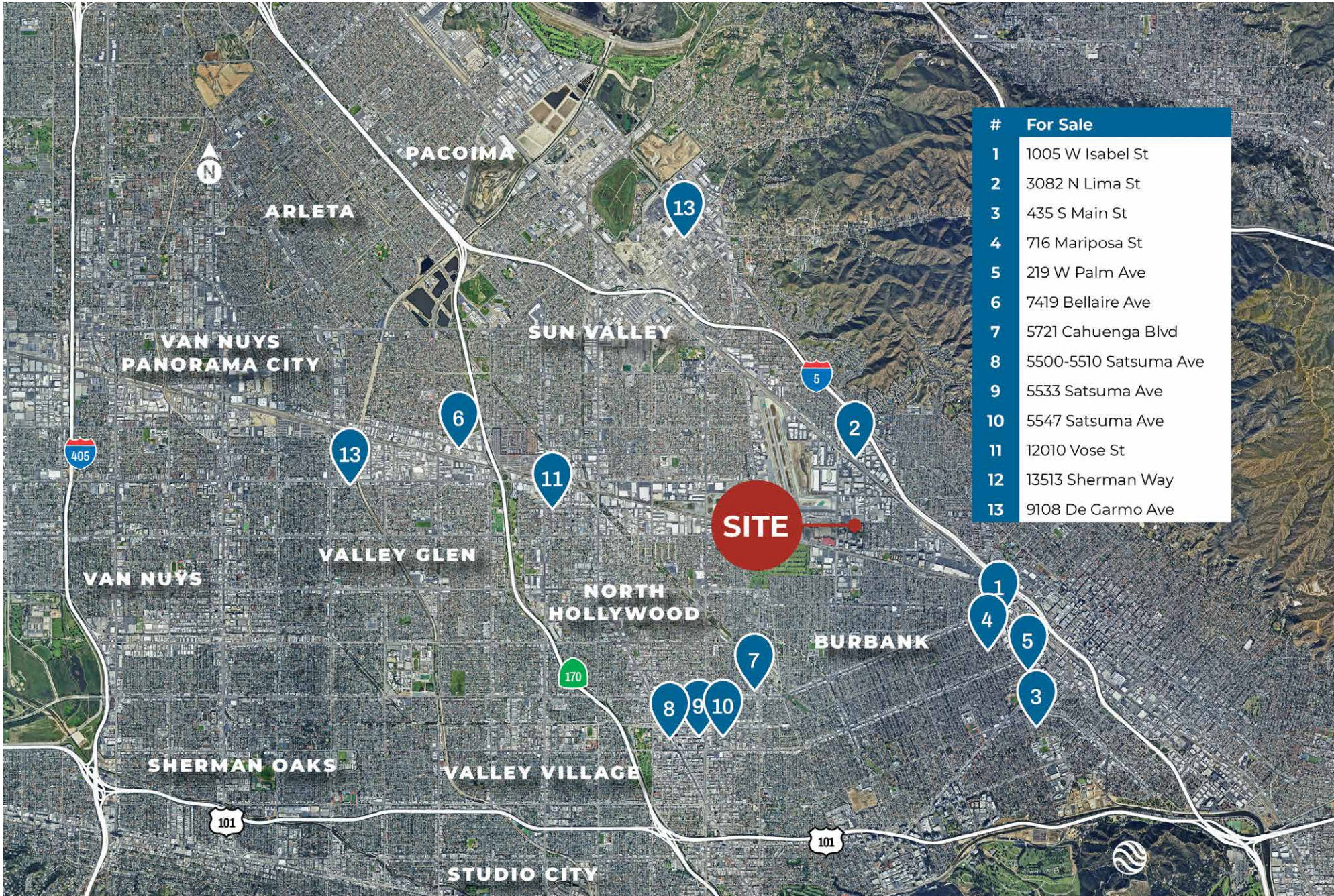
# SALE COMPARABLES

|  | Sale Date | Sale Price  | Price Per SF | Building SF | Land Area SF | Year Built | Ceiling Height | Drive-In Doors | Buyer                  | Seller                            |
|--|-----------|-------------|--------------|-------------|--------------|------------|----------------|----------------|------------------------|-----------------------------------|
| <b>1. 1005 W Isabel St, Burbank 91506-1403</b>                                     |           |             |              |             |              |            |                |                |                        |                                   |
|    | 10/22/25  | \$5,900,000 | \$430.85     | 13,694      | 24,829       | 1973       | 14'            | 3              | J.L. Fisher, Inc.      | Amarpreet Singh Malik             |
| <b>2. 3082 N Lima St, Burbank 91504-2012</b>                                       |           |             |              |             |              |            |                |                |                        |                                   |
|    | 5/7/25    | \$1,879,000 | \$476.06     | 3,947       | 6,534        | 1976       | 15'            | 1              | SMW Restoration, Inc.  | Cordell Industries, Inc.          |
| <b>3. 435 S Main St, Burbank 91506-2522</b>  |           |             |              |             |              |            |                |                |                        |                                   |
|    | 7/31/25   | \$2,150,000 | \$456.09     | 4,714       | 15,682       | 1940       | 16'            | 1              | Ara Torosyan           | Vahagn Gevorgyan                  |
| <b>4. 716 Mariposa St, Burbank 91506-1629</b>                                      |           |             |              |             |              |            |                |                |                        |                                   |
|    | 3/25/25   | \$2,900,000 | \$505.23     | 5,740       | 9,148        | 1999       | 18'            | 1              | 2020 Building Services | Soapbox Films                     |
| <b>5. 219 W Palm Ave, Burbank 91502</b>  |           |             |              |             |              |            |                |                |                        |                                   |
|  | 11/13/25  | \$2,000,000 | \$421.05     | 4,750       | 9,000        | 1967       | 12'            | 1              | George Garikian        | Jack Marquez                      |
| <b>6. 7419 Bellaire Ave, North Hollywood 91605-4304</b>                            |           |             |              |             |              |            |                |                |                        |                                   |
|  | 11/21/25  | \$2,125,000 | \$409.68     | 5,187       | 9,431        | 1982       | 14'            | 2              | Kosy Family Trust      | Golden State Seafood              |
| <b>7. 5721 Cahuenga Blvd, North Hollywood 91601-2107</b>                           |           |             |              |             |              |            |                |                |                        |                                   |
|  | 6/9/25    | \$1,950,000 | \$491.18     | 3,970       | 5,227        | 1968       | 14'            | 1              | Shant Bekmezian        | Benjamin Nabati   Jonathan Eryami |

# SALE COMPARABLES

|  | Sale Date | Sale Price  | Price Per SF | Building SF | Land Area SF | Year Built | Ceiling Height | Drive-In Doors | Buyer                 | Seller                                 |
|--|-----------|-------------|--------------|-------------|--------------|------------|----------------|----------------|-----------------------|--|
| <b>8. 5500-5510 Satsuma Ave, North Hollywood 91601-2840</b>                        |           |             |              |             |              |            |                |                |                       |  |
|    | 5/20/25   | \$3,400,000 | \$461.33     | 7,370       | 20,473       | 1973       | 15'            | 2              | Daniel Urrutia        | Daniel Howard                          |
| <b>9. 5533 Satsuma Ave, North Hollywood 91601</b>                                  |           |             |              |             |              |            |                |                |                       |  |
|    | 8/6/25    | \$2,150,000 | \$430.00     | 5,000       | 7,002        | 1965       | 12'            | 1              | Satsuma Warehouse LLC | Gertrude K Leviloff Living Trust       |
| <b>10. 5547 Satsuma Ave, North Hollywood 91601-2841</b>                            |           |             |              |             |              |            |                |                |                       |  |
|    | 11/10/25  | \$2,250,000 | \$454.55     | 4,950       | 6,970        | 1960       | 12'            | 1              | William Westwater     | Michael Goldman                        |
| <b>11. 12010 Vose St, North Hollywood 91605</b>                                    |           |             |              |             |              |            |                |                |                       |  |
|    | 10/3/25   | \$2,125,000 | \$425.00     | 5,000       | 10,454       | 1966       | 12'            | 2              | Danny Bellisi         | Gary Weiss                             |
| <b>12. 13513 Sherman Way, North Hollywood 91605</b>                                |           |             |              |             |              |            |                |                |                       |  |
|  | 7/3/25    | \$3,500,000 | \$470.11     | 7,445       | 14,810       | 1962       | 12'            | 3              | 13513 Sherman Way LLC | Shawn Massoudi   Massoudi Family Trust |
| <b>13. 9108 De Garmo Ave, Sun Valley 91352</b>                                     |           |             |              |             |              |            |                |                |                       |  |
|  | 10/22/25  | \$5,175,354 | \$436.08     | 11,868      | 19,654       | 1972       | 12'            | 2              | Eric M Insua          | George Smith   Yorkshire Investment Co |

# SALE COMPARABLES MAP



# LOCATION HIGHLIGHTS

## PRIME BURBANK INDUSTRIAL SUBMARKET

Burbank is one of the most land constrained and consistently high demand industrial submarkets in the San Fernando Valley. Limited new development and sustained owner user occupancy continue to drive long term demand for functional small bay industrial product.

The property is centrally located within the Burbank industrial corridor, providing efficient access to Los Angeles, Glendale, Pasadena, and surrounding employment centers—an optimal setting for small bay owner users seeking long term operating control in an established infill market.

## REGIONAL CONNECTIVITY

Supportive of last mile service, trade activity, and regional mobility without reliance on distant freeway corridors.

- ±1.0 mile to Interstate 5
- ±1.5 miles to State Route 134
- Convenient access to U.S. Highway 101 and Interstate 405

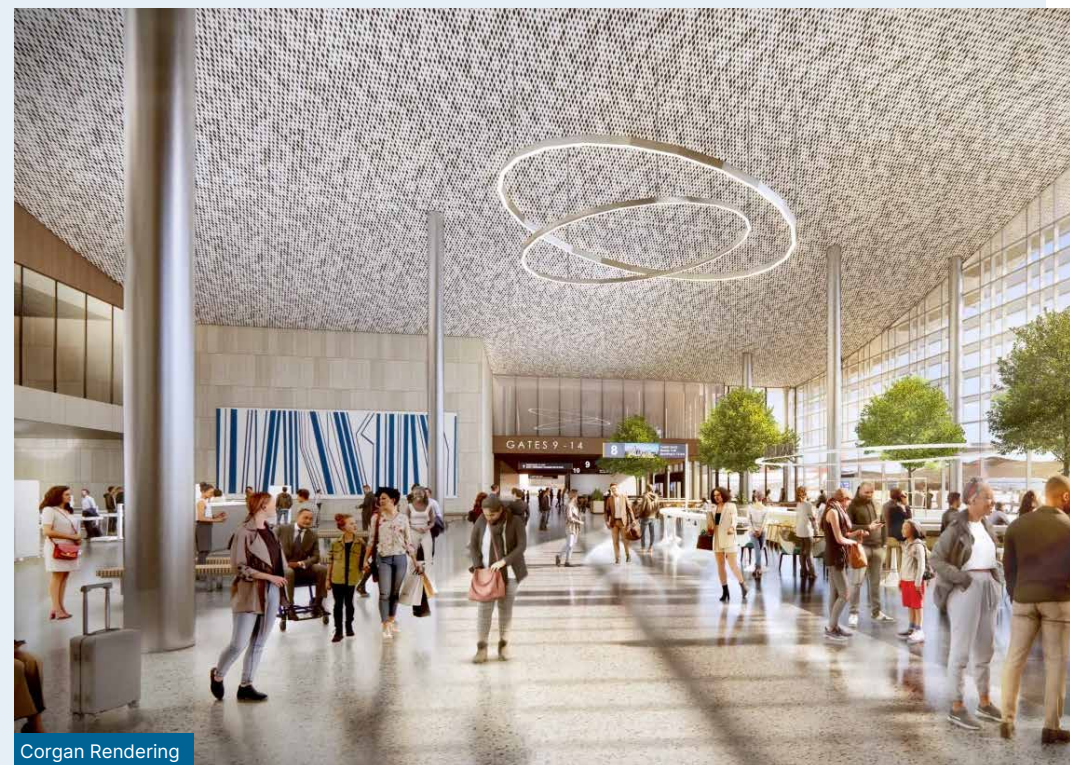
## PROXIMITY TO BURBANK AIRPORT

Adjacent proximity to the airport further differentiates Burbank from competing Valley submarkets.

- Efficient regional and national business travel
- Strong fit for studio, media, and entertainment adjacent users
- Supports time sensitive deliveries and specialty logistics



Corgan Rendering



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