

FOR SALE

2930 N. San Fernando Blvd

Burbank, CA 91504

TRIPLE NET LEASED INVESTMENT

±50,400 SF Industrial Building
on ±95,920 SF (2.2 Acres) of Land



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CORP ID 01125429

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PROPERTY INFORMATION

Building SF:	±50,400 SF (Potentially Divisible)
Land SF:	±95,920 SF (2.2 Acres)
Office Area:	±7,020 SF (Two-story)
Restrooms:	5 Office; 4 Warehouse
Storage Mezzanine:	±1,365 SF
Construction Type:	Concrete Tilt-up
Construction Date:	1979
Ceiling Height:	±18' - ±22'
Sprinklers:	Yes
Power:	2000 Amps (4 Panels)
Loading:	8 Dock High 4 x 48" Positions, 4 x 20" Positions
Yard:	Yes, Large Fenced and Paved Secured Yard
Zoning:	M-2 General Industrial
APN:	2466-021-016
Location:	I-5 Freeway visibility Approximately 182K cars per day (CalTrans ADTT 2023)

Buyer to verify all aspect of the Premises to ensure accuracy



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THE OFFERING

Offering:	Triple Net (NNN) Leased Investment with annual CPI increases
Cap Rate:	5.2%
Annual NOI:	\$1,009,694.28
Asking Price:	\$19,521,360 (\$387.33/SF)
Lease Expiration:	12/31/27. Lessee has two 5-year options
Tenant:	Paint Sundries Solutions, Inc.
Lease Form:	Based on AIR AIR/CRE Standard Industrial/Commercial Single-Tenant Lease-Net

THE LESSEE

PAINT SUNDRIES SOLUTIONS, INC.

www.paintsundries.com/whyWeDolt

Founded in 1958

Has been the tenant at 2930 N San Fernando Rd for 17 years.

FOUR LOCATIONS NATIONWIDE



Kirkland WA
Clearfield, UT
Shiremanstown, PA
Burbank, CA

KEY LEASE HIGHLIGHTS:



- AIR/CRE STANDARD INDUSTRIAL/COMMERCIAL SINGLE-TENANT LEASE - NET
- Start Date of 1/1/2018
- Expiration: 12/31/2027
- Annual escalations are tied to CPI
- Two (2) 5-year options to Renew with annual CPI increases



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