

# For Lease

# 4,900

Available SF for Lease

### Contact us:

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#### Colliers

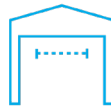
505 N Brand Blvd  
Suite 1120  
Glendale, CA 91203

# 1125 S Flower St Burbank, CA 91502

### Property Highlights



Excellent Free-standing Building in Prime Burbank Location



Clear Span Warehouse



Private, Gated Yard



Walking Distance to Burbank Town Center, Ralphs, IKEA, Home Depot, Metrolink Station

### Specifications

Monthly Rent	\$9,261
Lease Rate/SF	\$1.89 NNN / Op.Ex. \$0.39
GL Doors / Dim	1 / 12'x14'
Clear Height	18'
Power	400A, 120/240V, 1Ph, 3W
Office SF	2,756
Parking Spaces / Ratio	9 / 1.84:1
Zoning	M2
Possession	12/1/24
To Show	Call Agent

Notes: Skylights in the warehouse, and foil insulation throughout. Includes kitchenette & wet bar. Two parking spaces are in front of the GL door. Quoted electrical service is based on power panel info, which may be inaccurate. Tenant to verify service with licensed electrician & confirm zoning allows tenant's use before signing lease.



# Photos



# Layout & Maps

