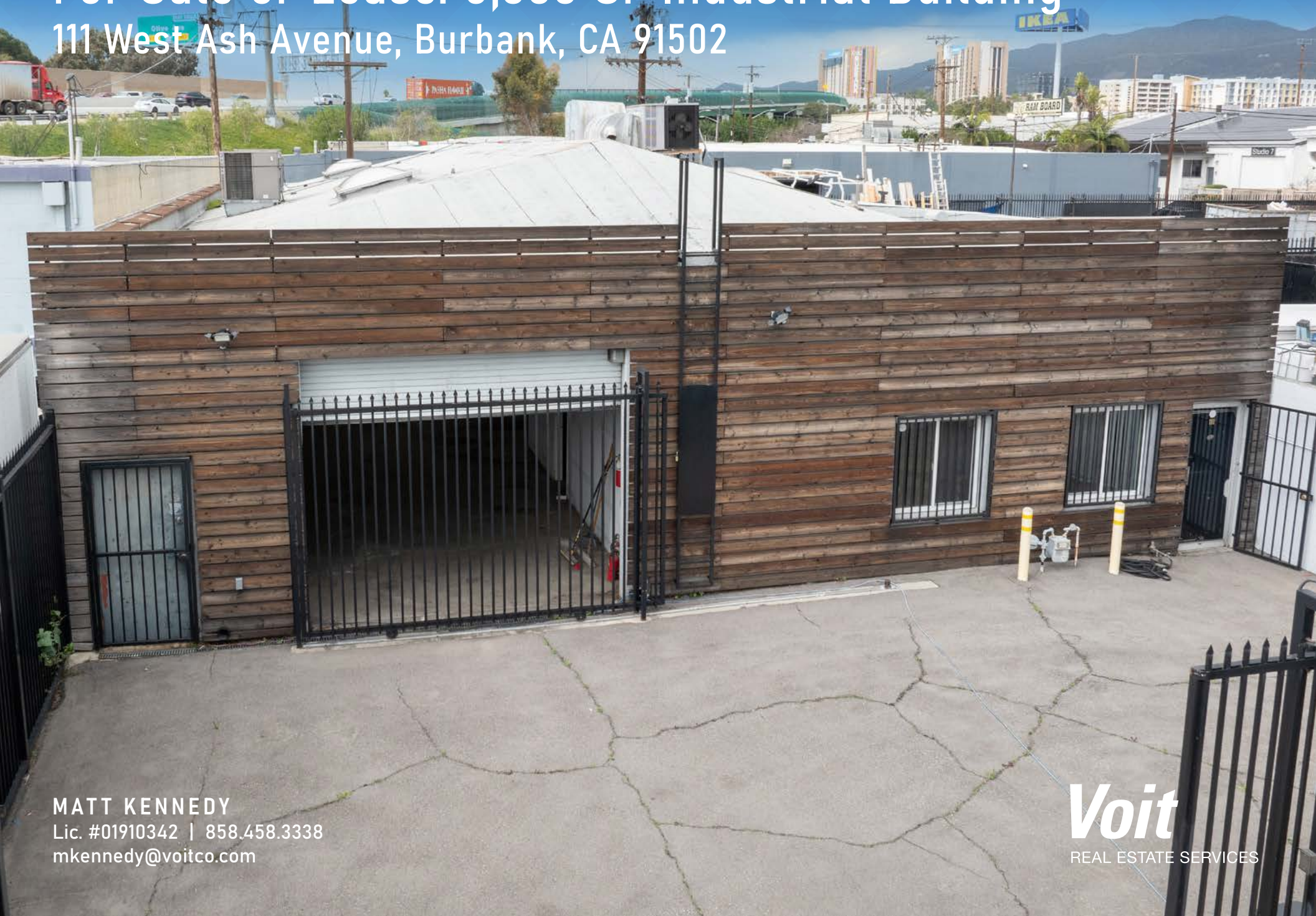


# For Sale or Lease: 5,000 SF Industrial Building

111 West Ash Avenue, Burbank, CA 91502

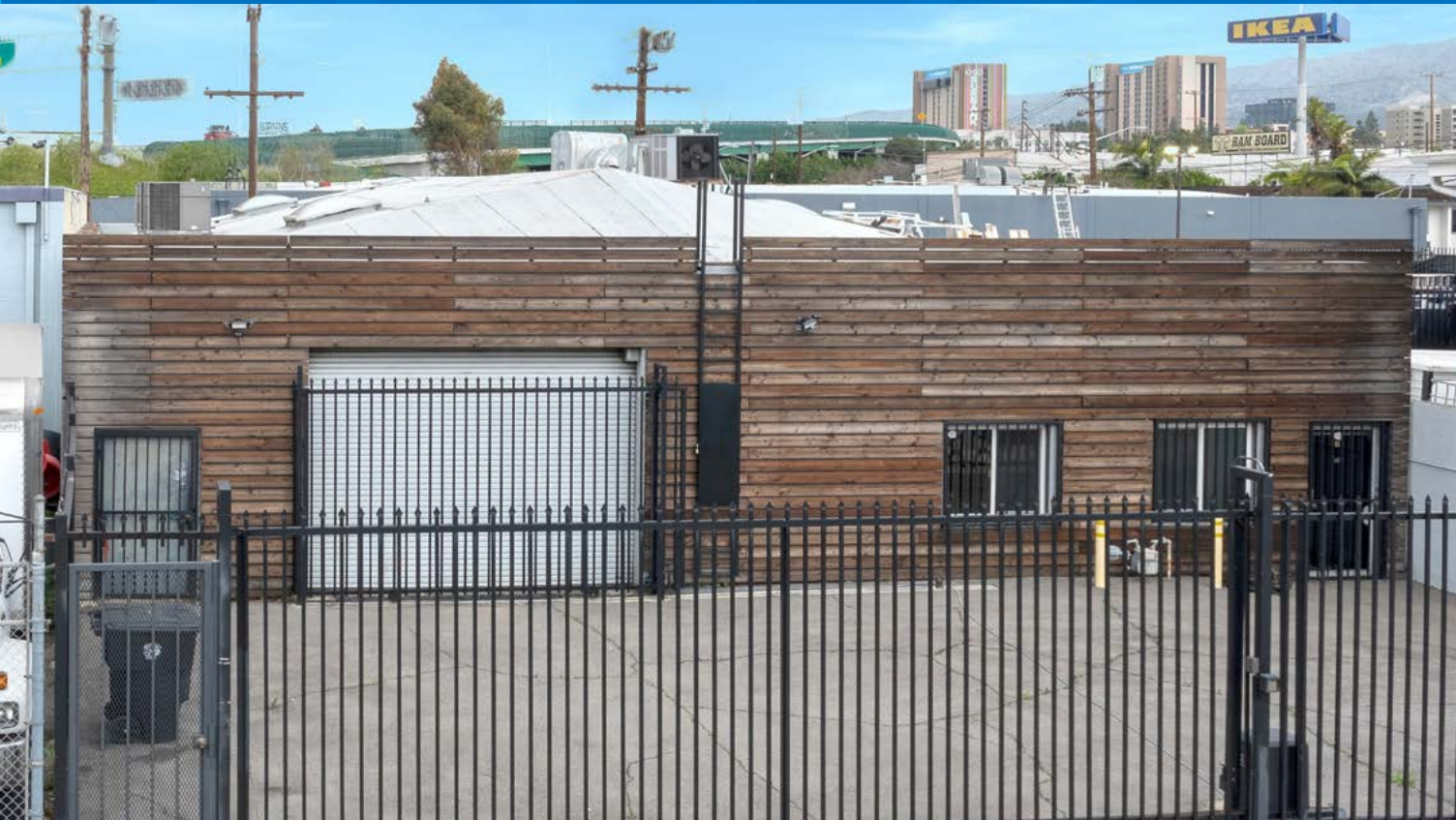


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**Voit**  
REAL ESTATE SERVICES



# THE OPPORTUNITY



Voit Real Estate Services is delighted to present For Sale or Lease a 5,000 SF owner-user industrial building strategically located in the heart of Burbank, CA.

This building features upgraded power, 11-14 ft clear height, 50 ft clear span, HVAC throughout, one 12'x10' grade-level door, 545 SF of office space, two restrooms, and a fenced parking area. The open warehouse provides an owner flexibility to build out the space to cater to their specific use.

This prime location also offers easy access to the I-5 Freeway and is in close proximity to Downtown Burbank's commercial district.

 5,000 SF  
TOTAL BUILDING SIZE


 0.14 ACRES  
LOT SIZE

 ONE (1)  
# OF STORIES

 M-2 BURBANK  
ZONING

 17 FEET  
BUILDING HEIGHT

 0.80/1,000 SF  
PARKING RATIO

 1959  
YEAR BUILT

**SALE PRICE:**  
**\$2,575,000**

**LEASE RATE:**  
**\$2.30/SF NNN**

# PROPERTY FEATURES



## Interior Amenities

545 SF office space

Two restrooms



## EXTERIOR AMENITIES

Fenced Lot

Four parking spaces



## UTILITIES

Gas: Natural, Heating

Lighting: Fluorescent

Sewer: City

Water: City



## WAREHOUSE FEATURES

Power: 400 Amp – 1 Phase Panel & 200 Amp – 3 Phase Panel

Warehouse & Office fully air conditioned (100% HVAC)

Grade Level Roll Up Door: 12'x10'



Clear Height: ±11-14 Feet

Clear Span: 50 Feet



Four Skylights adding natural light

Foil insulation throughout



Two Pedestrian Doors



## CONSTRUCTION

Concrete block

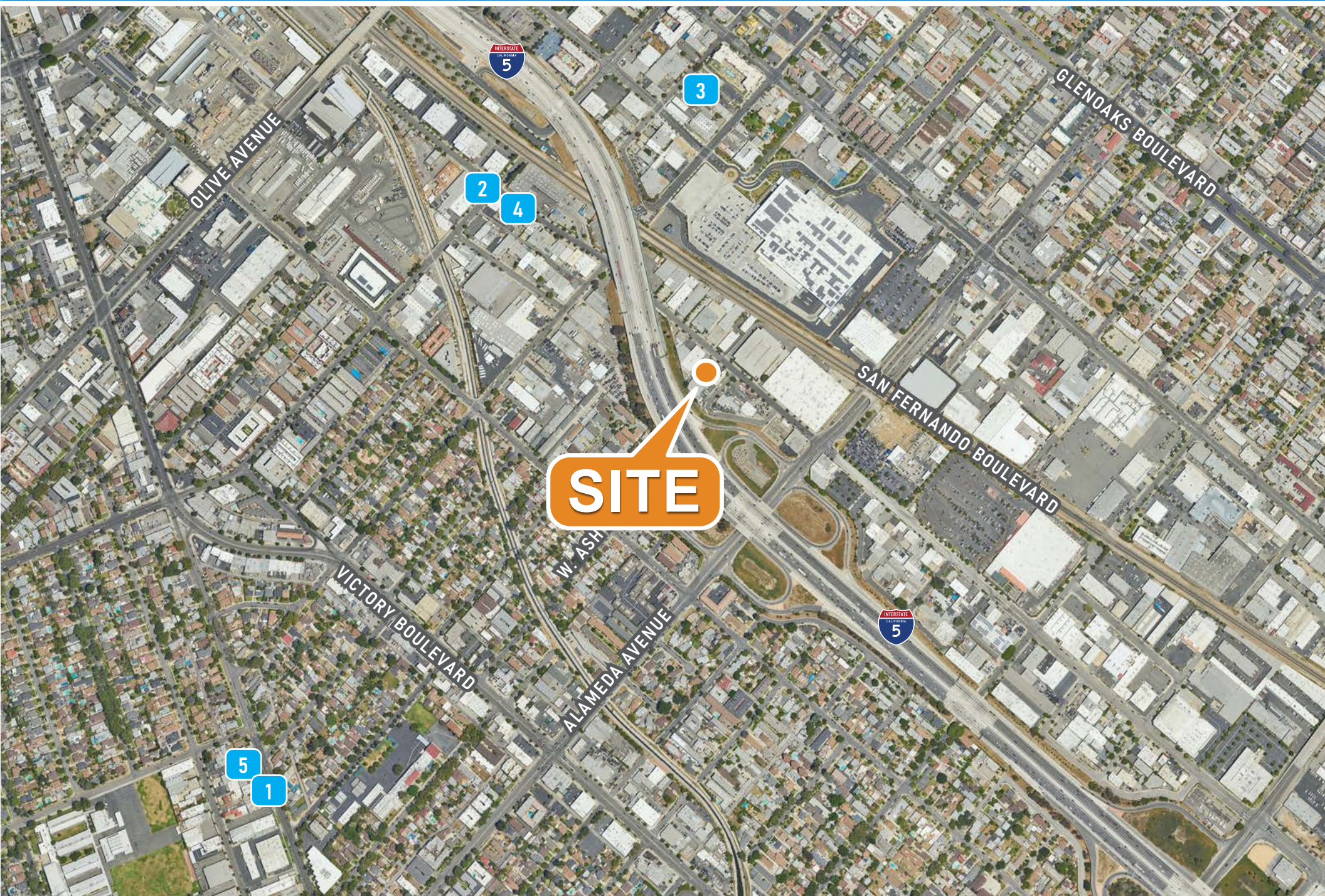
# SALE COMPARABLES

#	Street Address	Sale Price	Sale Date	Bldg SF	\$/SF	SF of Land	Grade Level Door	Year Built	Parking
1	715 S. Main Street Burbank, CA 91506	\$1,300,000	8/4/2023	2,503	\$519	6,090	1 - GL Door	1950	2 - Spaces
<p><b>Notes:</b> Front building single family residence with rear industrial warehouse only accessible through SFR garage, not a comparable property to West Ash.</p>									
2	401 S. Flower Street Burbank, CA 91502	\$2,892,500	3/21/2023	5,682	\$509	8,273	1 - GL Door	1979	10 - Spaces
<p><b>Notes:</b> Production and post production facility, 80% office buildout, fenced rear parking area, 660 A/240 V power.</p>									
3	120 E. Santa Anita Ave Burbank, CA 91502	\$3,300,000	1/11/2023	6,060	\$545	12,632	3 - GL Doors	1946	16 - Spaces
<p><b>Notes:</b> Well maintained industrial building with 1,000 SF of office and 5,100 SF of warehouse, 200 A / 220 V power.</p>									
4	415 S. Flower Street Burbank, CA 91502	\$2,150,000	10/18/2022	3,750	\$573	6,229	1 -GL Door	1979	10 - Spaces
<p><b>Notes:</b> Fenced rear parking area, mezzanine space, skylights.</p>									
5	711 S. Main Street Burbank, CA 91506	\$1,915,000	10/14/2022	2,820	\$679	6,098	1 - GL Door	1989	6 - Spaces
<p><b>Notes:</b> Outfitted for entertainment uses, CAT 3 wiring, 3 phase 240 volt power, four large AC units with emergency unit for server room.</p>									
*	111 W. Ash Avenue Burbank, CA 91502	\$2,575,000		5,000	\$515	6,098	1 - GL Door	1959	4 - Spaces

**Notes:** Warehouse fully air conditioned, four skylights, 11-14 ft clear height, 50 - foot clear span, fenced lot.



# SALE COMPARABLES







SOUTH VARNEY STREET

ASH AVENUE

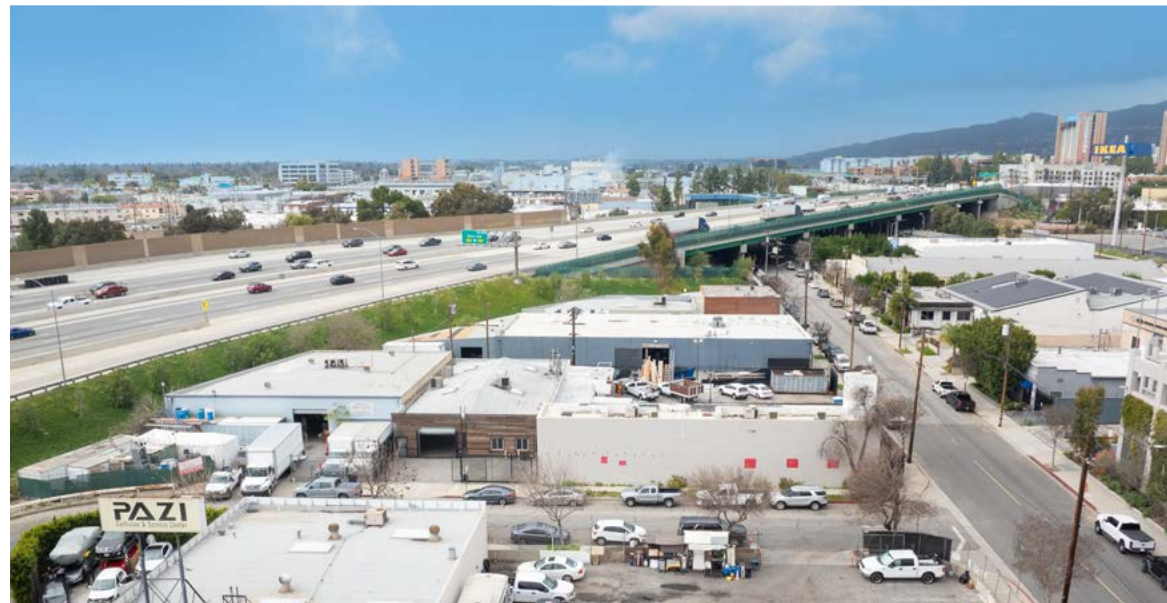
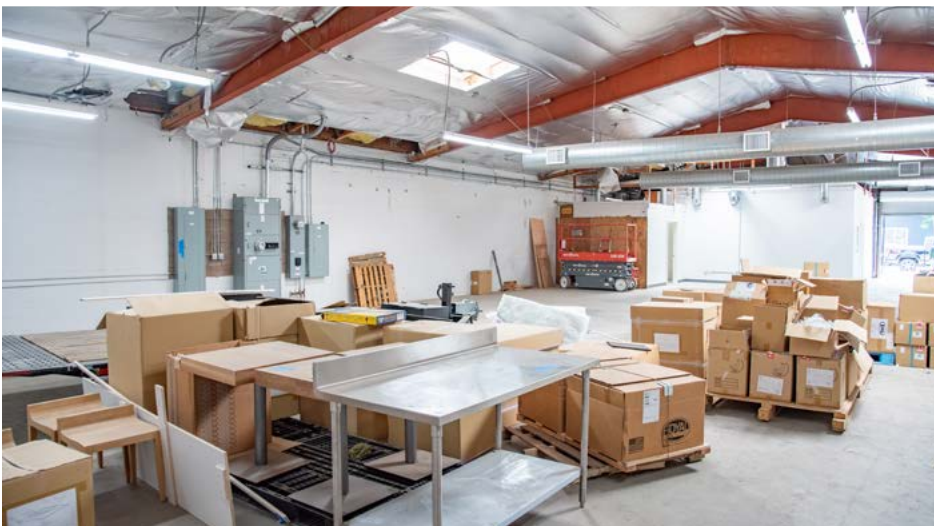
SOUTH FLOWER STREET

PAZI











# BURBANK OVERVIEW

Burbank is a city in the southeastern end of the San Fernando Valley in Los Angeles County, California, United States. Located 12 miles (19 km) northwest of downtown Los Angeles, Burbank has a population of 107,337. The city was named after David Burbank, who established a sheep ranch there in 1867. Burbank consists of two distinct areas: a downtown/foothill section, in the foothills of the Verdugo Mountains, and the flatland section.

The city hosts major entertainment industry players, including Warner Bros. and Disney. This presence has driven consistent demand for real estate in the area, making it an attractive prospect for investors. Recent construction developments have focused on expanding the city's infrastructure to accommodate its growing population, with an emphasis on commercial and residential properties. Worthe Real Estate group and Stockbridge have been developing an 800,000 SF office complex to expand Warner Bros Burbank Studios Lot. The project will house roughly 4,500 Warner Bros. employees. LaTerra Select Burbank is another major development which includes a 573-unit apartment complex, a 307-room hotel, and a 30,000 SF transit plaza. Additionally, Burbank's proximity to the rest of Los Angeles, major tourist attractions, along with its robust transportation network, ensures a steady flow of visitors and prospective tenants.





Walmart Supercenter, BEST BUY, TARGET, TJ-maxx, NORDSTROM, rack, LOWE'S, KCET, ULTA, STARBUCKS COFFEE

Burbank Town Center  
 COST PLUS WORLD MARKET, macy's, BOB'S DISCOUNT FURNITURE, BOWLING & AMUSEMENT ROUND1, AMC THEATRES, CRUNCH, BARNES & NOBLE BOOKSELLERS

Hasbro STUDIOS, INSOMNIAC GAMES, NETFLIX ANIMATION, deluxe, MSG SPHERE

IKEA, CVS pharmacy, STARBUCKS COFFEE, Ralphs, the Habit BURGER GRILL

ALDI, HomeGoods Happy, HOBBY LOBBY

CARmax

THE HOME DEPOT

Bunim/Murray Productions

ROUGH DRAFT studios, inc.

THE BURBANK STUDIOS

WARNER BROS. PICTURES

OPEN ROAD

iHeart MEDIA

The Walt Disney Studios

LEGENDARY

CBS Interactive

KCET

THE CW

DREAMWORKS

UNIVERSAL

Griffith Park

Wilson & Harding Golf Courses

Lakeside Golf Club

Los Angeles Equestrian Center

PAVILIONS

nickelodeon

COSTCO WHOLESALE

NETFLIX ANIMATION

Hollywood Burbank Airport







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