

# High Powered Industrial M2 Zoned Secure Building with Parking



## EXECUTIVE SUMMARY

425 N Varney St, Burbank, CA 91502

Owned by 425 N Varney LLC

“Former industrial property with 1.164 MW continuous power — ideal for data center conversion in Burbank’s industrial core”

METRIC	DETAIL
Acreage/Lot Size	0.45 AC
Power	1.164MW Continuous Power. 480/240 1400A.
Fiber Proximity	Immediately adjacent to property.
Zoning	M-2



## — FEATURES

425 N Varney St, Burbank, CA 91502

### ● PARCEL DETAILS

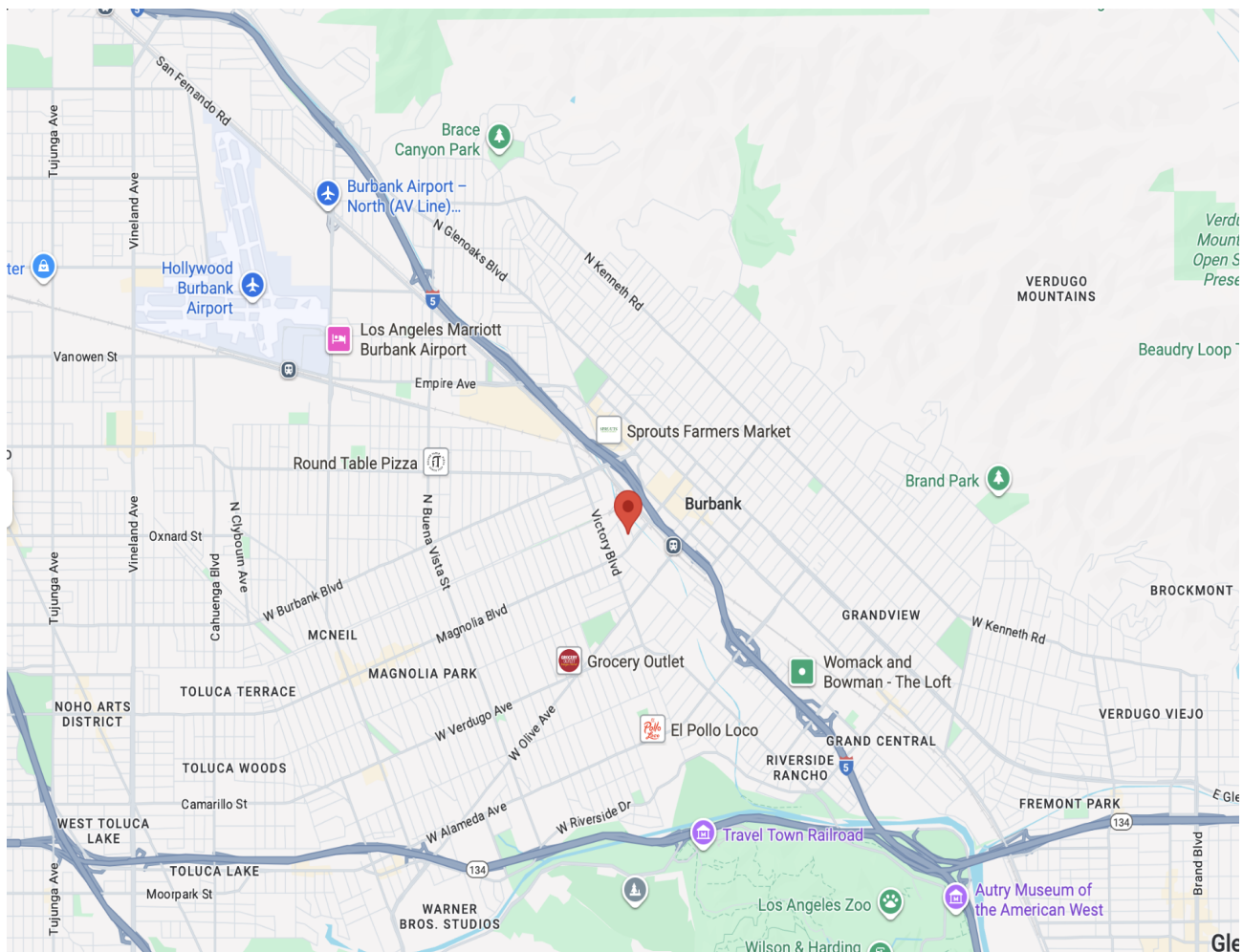
- **Lot Size :** 0.45 Acre
- **2-Story plus Basement** 16,036 Sq.Ft.
- **Construction Type:** I/I/N
- **Year Built :** 1989
- **Ceiling Height:**
  - **1st & 2nd floor :** 10'-11'
  - **Basement :** 12'
- 1st & 2nd floor roll up doors.
- Industrial Grade Freight Elevator
- 2nd Floor Roll-up Access
- **Parking Ratio :** 3.26 / 1000 SF





Their 2024/25 planning documents indicate active modernization of distribution (upgrades from 4 kV to 12 kV, increasing to 69 kV systems) to increase capacity and reliability.

California Energy Commission E-Filing<sup>[2]</sup>



- ⚡ ELECTRICAL USAGE SUMMARY

CATEGORY	USAGE (KWH)	RATE (\$/KWH)	CHARGE (\$)
On-Peak	739	0.1217	89.94
Mid-Peak	6,445	0.0407	262.31
Off-Peak	2,558	0.0137	35.04
ECAC (Energy Cost Adjustment)	—	0.1178	1,147.61
Demand Charge	74.112 kVA	—	1,119.83
Service + Taxes (total)	—	—	407.85

- 💧 WATER USAGE SUMMARY

Meter #61759

**Usage:** 0.1 hcf (≈ 75 gallons)

**Charges:** \$80.09 (includes availability & backflow fees)

**Fire Service Water Charge:** \$24.84

**Total Water Charges:** \$104.93

- ♻️ OTHER UTILITIES

**Solid Waste:** \$10.99

**Sewer :** \$137.45

- 💰 TOTAL MONTHLY UTILITY COST

\$3,315.95 (Electric + Water + Sewer + Solid Waste)

**Billing Date:** September 10, 2025

## — AVAILABLE PROVIDERS

PROVIDER	PRODUCT TYPES	NOTES	TYPICAL USE IN COLO CONTEXT
ONE BURBANK (CITY OF BURBANK)	Business fiber Internet, point-to-point, possible dark routes on case-by-case	Building-adjacent. Municipal operator with footprint across business districts; responsive for city-street access; good for primary/backup DIA and city-local transport	DIA, metro P2P, initial turn-up
CROWN CASTLE	DIA, Ethernet Private Line, wavelengths; metro fiber	Broad LA metro presence; capable of diverse builds and dedicated laterals	Primary DIA or lit wave to DTLA
ZAYO	Dark fiber, lit waves (10–400G), DIA	Dense LA backbone; potential NearNet within blocks depending on segment	Dark pair or 10–100G wave to carrier hotel
LUMEN (LEVEL 3)	DIA, MPLS/EVPL, waves	Large backbone into DTLA interconnection hubs	Transit + transport bundle
COGENT	DIA/IP transit; on-net at many DTLA POPs	Often economical for high-bandwidth commit; may require backhaul	Bulk IP transit via DTLA
AT&T BUSINESS	Business Fiber (1–10G), Ethernet services	Wide municipal coverage; quick turn for lit services	DIA / EVPL
SPECTRUM ENTERPRISE	DIA, Ethernet	Often NearNet in industrial areas; diverse physical path compared to telco incumbents	Secondary DIA

## – 2. NEAR BY INTERCONNECT HUBS

- In Burbank
  - **CenterSquare:** 3015 Winona Ave.
  - **Cogent Data Center:** 100 S Flower St.
- One Wilshire (DTLA) — Primary West Coast carrier hotel; address 624 S Grand Ave, Los Angeles, CA. Approx. 10–13 route-miles from the site depending on path.
- **Other DTLA options:** Equinix LA1/LA2/LA3, Digital Realty @ 600 W 7th, CoreSite @ 900 N Alameda (diverse routes possible).

## ZONING & ENTITLEMENTS

- M-2 zoning overview (Use By Right)
- City's approach to industrial reuse and energy-intensive applications
- Power Purchase Agreements via 3rd party Solar

## CONVERSION FEASIBILITY

- Shell Ready (Current) with utility power in place.
- Minimal capital expenditure
- Ideal for speculative or build-to-suit strategies
- Tenant can customize orientation, electrical and cooling infrastructure
- Roof loading can support various cooling solutions

**Blank-Slate Cooling / Backup:** No cooling or generators installed — which allows a future developer or operator to design to their preferred Tier level (N, N+1, 2N, etc.) and technology (air, liquid, or hybrid).

- **Optional conversion paths:** shell → powered shell → turnkey.



## MARKET CONTEXT

LA metro data center trends (vacancy, absorption, pricing).

- **Vacancy is razor-thin:** North America primary markets at ~1.6% vacancy in H1-2025; pre-leasing ~73% — most new capacity is spoken for before delivery. Expect tight availability and firm pricing, even for modest Burbank footprints. [CBRE](#)<sup>[3]</sup>
- **LA growth is supply-constrained:** LA metro installed capacity ~776.5 MW (2025) with muted growth (CAGR ~0.31% to 2031), a sign of power/real-estate constraints rather than weak demand. [Mordor Intelligence](#)
- **Operator shake-ups matter locally:** The Cyxtera→Centersquare consolidation means procurement conversations will route through the Centersquare team for the 3015 Winona tenancy. [Business Wire](#)<sup>[4]</sup>

### — BURBANK MARKET SNAPSHOT

OPERATOR	FACILITY / CODE	ADDRESS	APPROX. POWER (MW)	KEY NOTES
DIGITAL REALTY	BUR10	3015 Winona Ave, Burbank, CA 91504	10-15 (varies by source)	2N UPS/cooling; ecosystem access; building size ~15,350 sq ft; hosts multiple providers/tenants.
CENTERSQUARE (EX-CYX-TERA+EVOQUE)	LAX2-A / BR1	3015 Winona Ave, Burbank, CA 91504	~ 3.6	Former Cyxtera site; rebranded to Centersquare in 2024; leased space within Digital Realty building.
DEDICATED.COM (US DEDICATED)	LA Facility (in BUR10)	Burbank (inside Digital Realty BUR10)	Not disclosed	Retail colo & dedicated servers; routes to DTLA ecosystem; markets proximity to BUR airport.
COGENT	Burbank CDC	100 S Flower St, Burbank, CA 91502	Not disclosed	Cogent-operated edge/CDC site offering IP transit, transport & colo.

- **BURBANK'S UNIQUE POSITIONING (PROXIMITY TO STUDIOS, MEDIA WORKLOADS, DISASTER RECOVERY SITES).**

- **Connectivity & ecosystem:** Proximity to major media/entertainment firms, strong fiber / inter-connection demand for media/rendering, streaming, etc. ("Burbank's proximity to major media and entertainment companies ... makes it a strategic location for media-related businesses that need high bandwidth and low latency.") [Brightlio - Technology Illuminated<sup>\[5\]</sup>](#)
- **Edge / media rendering demand:** Given Hollywood, studios, streaming workflows, there's demand for low-latency compute closer to content creation/distribution hubs.
- **Mature colocation market:** The LA metro has many colocation options (over 50 data centers, 200+ MW+ commissioned multi-tenant power) per one summary. [Brightlio - Technology Illuminated](#)

## INVESTMENT OPPORTUNITY / DEAL STRUCTURE



### — JOINT VENTURE / CO-DEVELOPMENT

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### — BUILD-TO-SUIT LEASE

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### — SHELL SALE WITH ENTITLEMENTS

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## APPENDICES

### — ADDITIONAL PHOTOS

