

**7575 N. SAN FERNANDO RD
BURBANK, CA 91505**

**FOR SALE
10,051 SF**



DAVID YOUNG

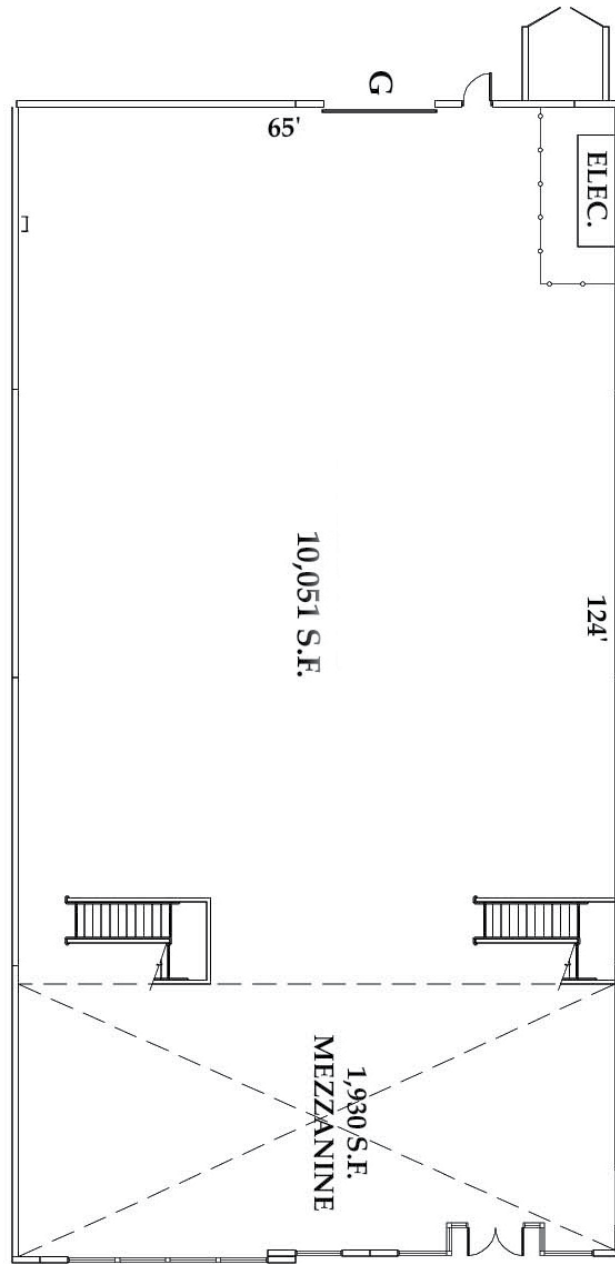
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FLOOR PLAN

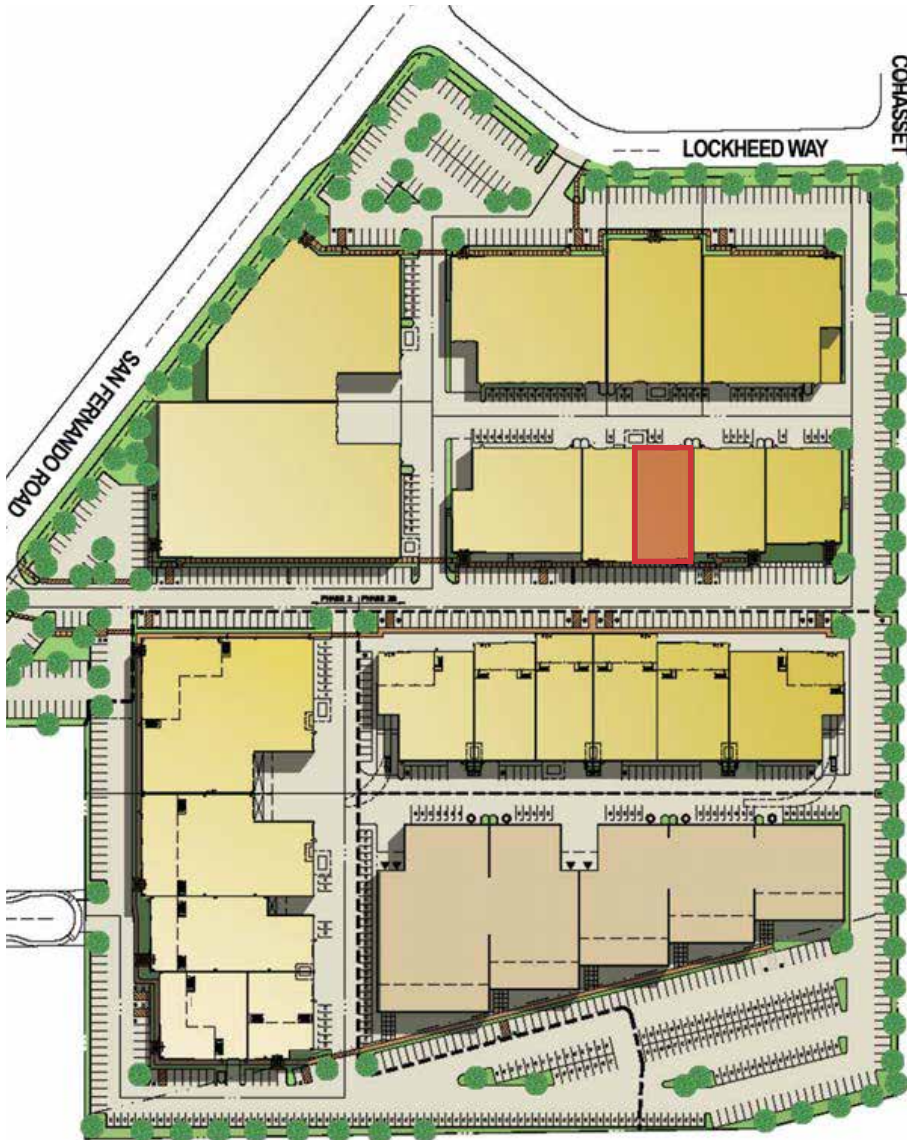


PROPERTY FEATURES

Building Size:	10,051 SF
Sale Price:	\$3,995,000 \$4,300,000
HVAC:	Fully Air Conditioned Building
Office Area:	3,860 SF (50% ground floor and 50% on mezzanine level)
Clearance Height:	24'
Loading:	(1) 10' x 14' Ground Level Loading Door
Power:	400 Amps of 277/480 Volt; 3 Phase
Parking:	20 Striped Parking Stalls Governed by Business Park CC&Rs
Fire Sprinklers:	.33/3,000 GPM
Zoning:	LA-M2
Year Built:	2005
Location:	Prime location proximate to I-5 and the 170 Freeway, and adjacent to the Burbank Airport and all Major Entertainment Studios
Disclosure:	Property carries a Burbank 91505 mailing address but is physically located in the City of Los Angeles for purposes of taxation and utilities (LADWP)

7575 N. SAN FERNANDO ROAD BURBANK, CA 91505

SITE PLAN



SPACE DESCRIPTION

Located within the prestigious Burbank Airport Commerce Center, 7575 N. San Fernando Road is a fully air conditioned, concrete tilt up industrial building with 3,680 SF of designer office space. 50% of the office space (1,930 SF) is on the ground floor and the other 50% (1,930 SF) is on the mezzanine level. Built in 2005, the building offers 24' warehouse clearance height, 1 ground level loading door, 400 Amps of 277/480 volt 3-phase, 4 wire electrical service and 20 car parking. The warehouse is fully air conditioned and provides a .33/3,000 sprinkler calculation allowing for a multitude of industrial applications within LA-M2 zoning.

LOCATION DESCRIPTION

7575 N. San Fernando Road is located adjacent to the Burbank Airport and all major entertainment studios. A host of restaurants and hotels are located within ¼ mile of the buildings. 7575 N. San Fernando Road is strategically located for general warehouse, distribution and entertainment users, offering immediate access to the 5, 134, 101, 170 and 118 Freeways. The building carries a City of Burbank mailing address but is physically located in Sun Valley (The City of Los Angeles).

BURBANK



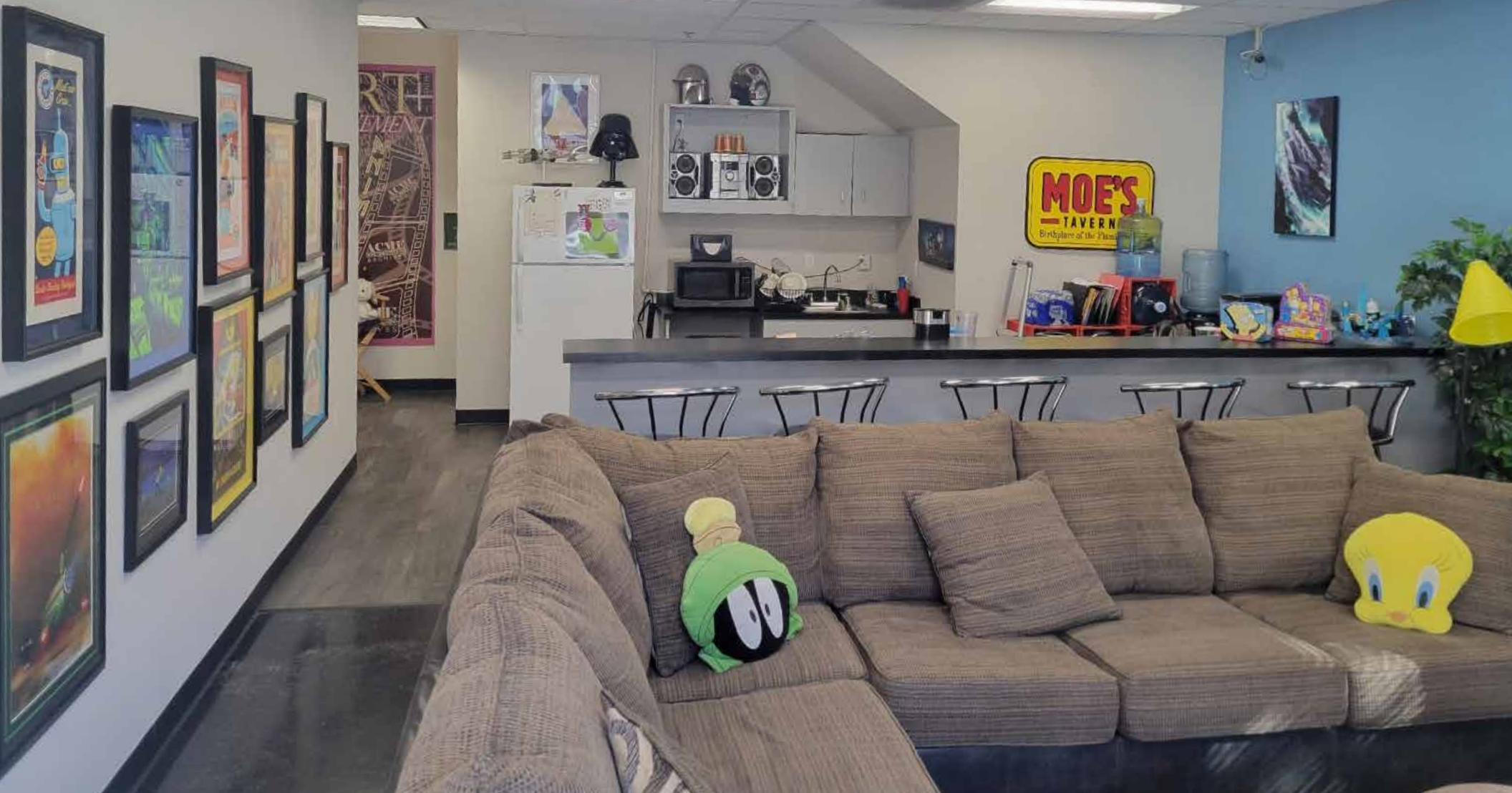
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FOR SALE
10,051 SF

LISTING BROKERS



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