

1311 S. FLOWER STREET
BURBANK, CA

+/- 4,281 SF FLEX/INDUSTRIAL BUILDING LOCATED IN PRIME BURBANK LOCATION

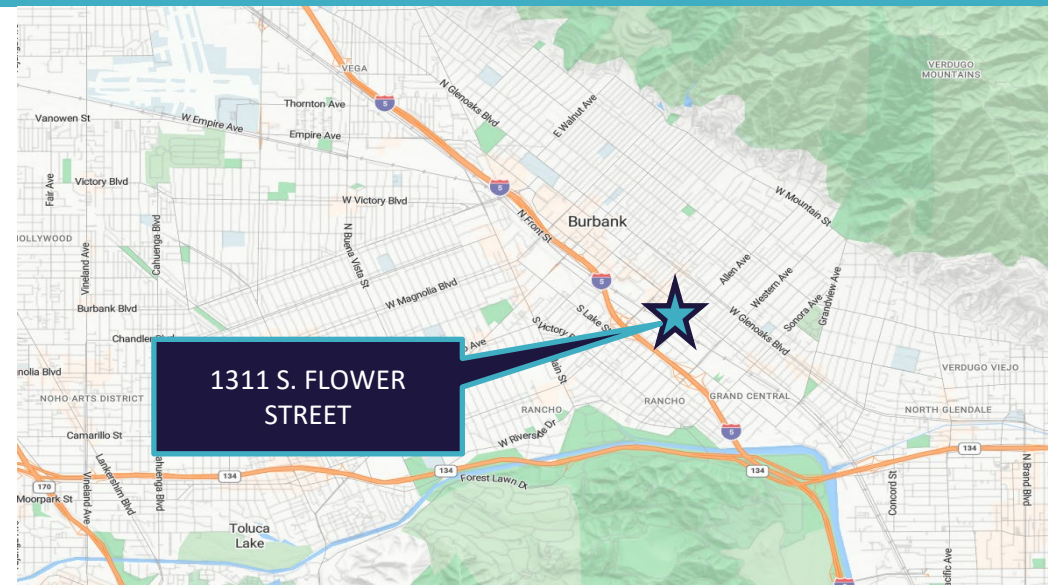
EXCELLENT BUILDING FOR ENTERTAINMENT & MEDIA RELATED USES
100% HVAC BUILDING

HIGH END FLEX/INDUSTRIAL & OFFICE RELATED IMPROVEMENTS
IMMEDIATE ACCESS TO (5) FREEWAY VIA W ALAMEDA & WESTERN AVE
REMAINING SUBLEASE TERM – 10/31/2027

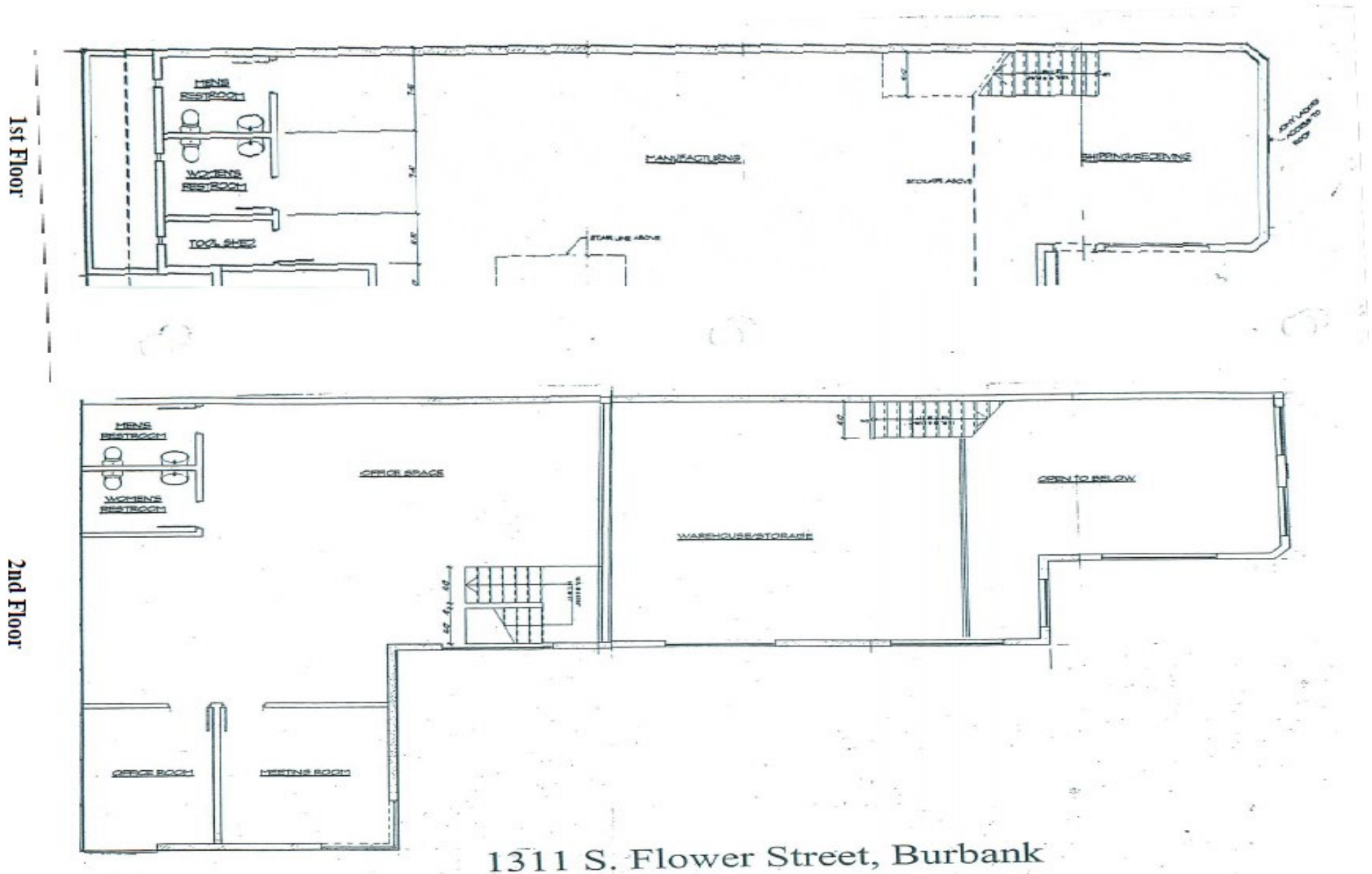


HIGHLIGHTS & FEATURES

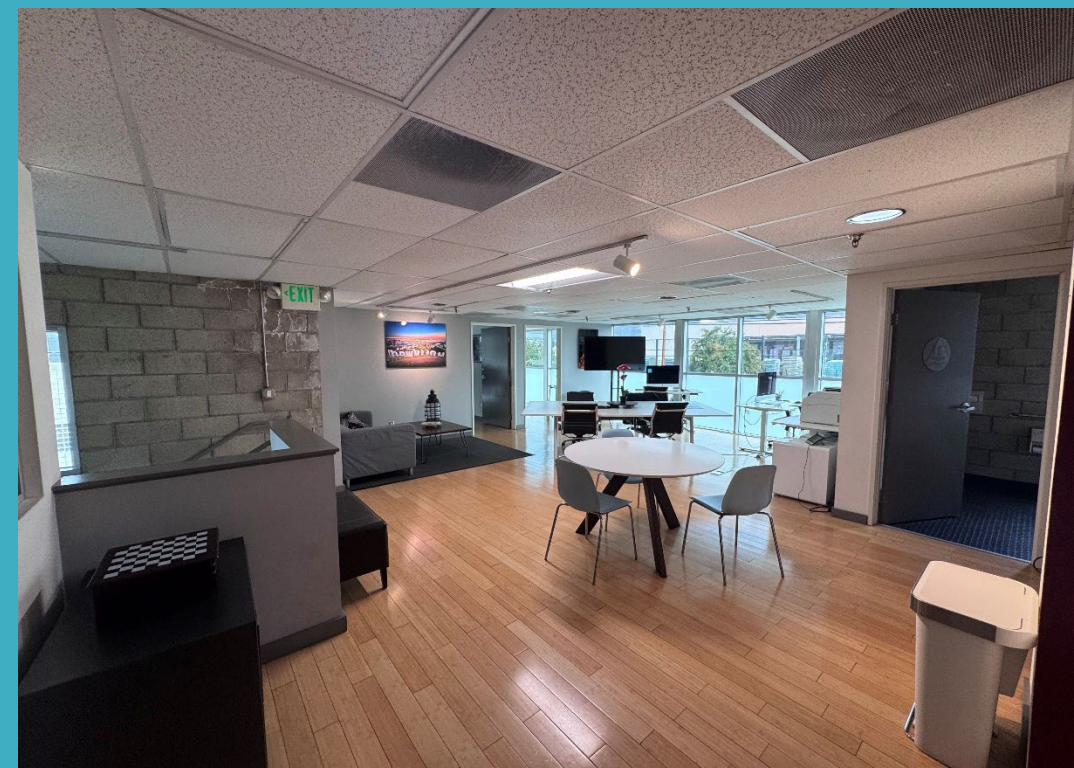
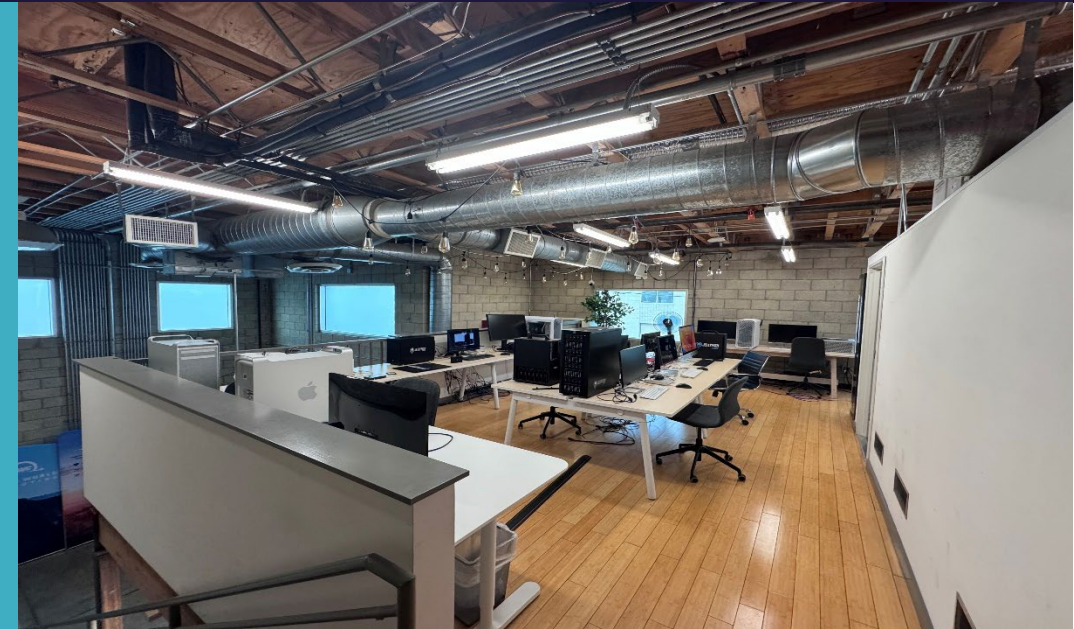
- SIZE: +/- 4281 SF
- OFFICE: +/- 1,515 SF
- CLEAR HEIGHT: 10'-20' CLEAR
- LOADING: 1 GRADE LEVEL LOADING DOOR
- PARKING: 8 VEHICLE PARKING SPACES
- ZONING: M2
- ACCESS: IMMEDIATE (5) FREEWAY ACCESS
- POWER: 800 AMPs, 120-208 VOLTS, 3 PHASE
- NOTES: BUILDING 100% HVAC
- REMAINING SUBLEASE TERM: 10/31/2027







* SITE PLAN DIMENSIONS & LAYOUT ARE APPROXIMATE.





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