

10922-10926 Burbank Blvd North Hollywood, CA 91601

11,640 SF Free-Standing Industrial Building

### Billy Walk

License No. 01398310 +1 818 334 1898 William.Walk@colliers.com

# **David Harding**

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## Greg Geraci

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#### Matt Dierckman

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#### **Kevin Carroll**

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Accelerating success.

# Building Highlights







Functional, Bright, Open Warehouse Area



Minutes to 170 & 134 Freeways

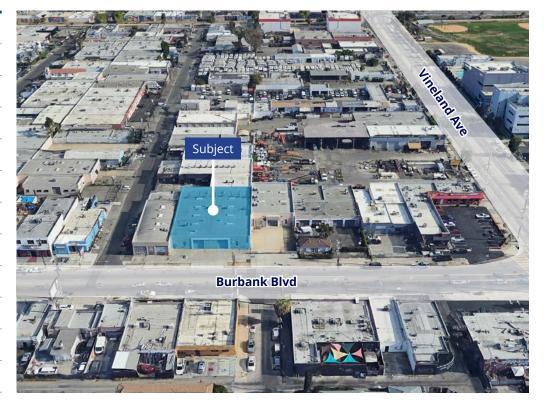


Proximate to Studios; Burbank Airport



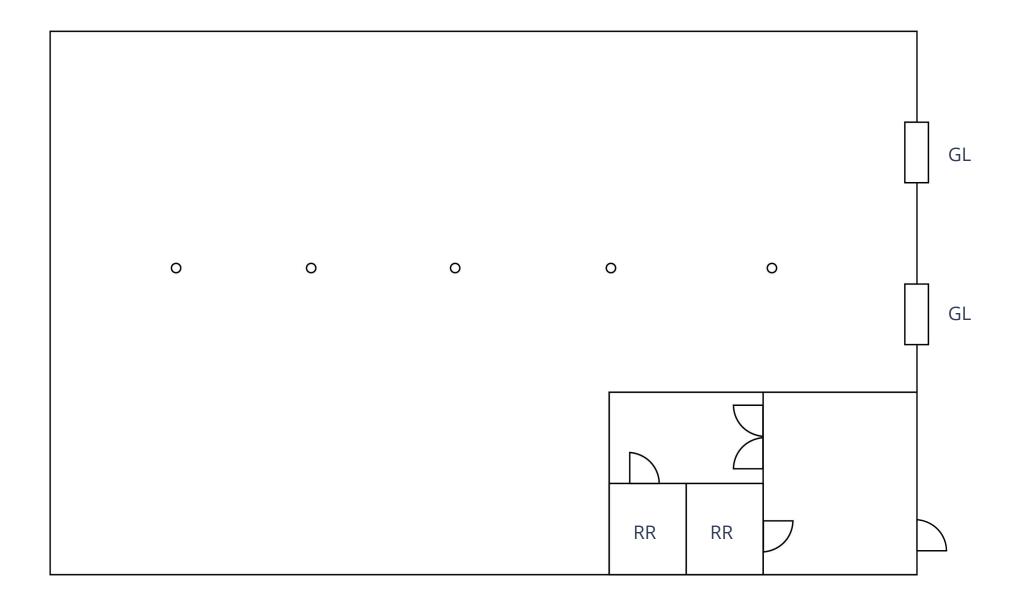
Open Office Layout, Kitchenette

| Available SF           | 11,640                  |
|------------------------|-------------------------|
| Monthly Rent           | \$17,809                |
| Lease Rate/SF          | \$1.53 Gross            |
| Clear Height           | 13'                     |
| GL Doors / Dim         | 2 / 12'x12'             |
| Power                  | 400A, 120/240V, 3Ph, 4W |
| Parking Spaces / Ratio | 8 / 0.69:1              |
| Sprinklered            | Yes                     |
| Office SF / #          | 851 / 2                 |
| Restrooms              | 2                       |
| Zoning                 | MR2                     |
| To Show                | Call Agent              |



Notes: LED lights in warehouse. Some parking spaces are in front of loading doors, tandem. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

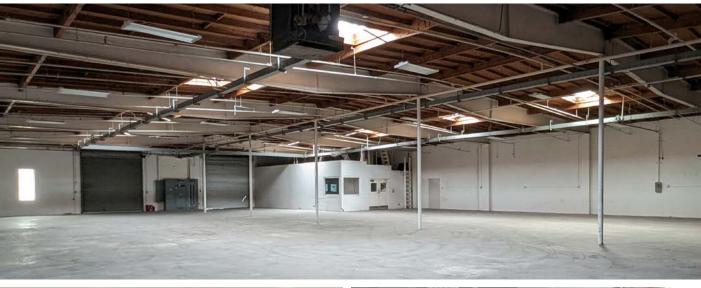
# Layout



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#### Property Location **Burbank Town** Hollywood Burbank Center Airport W Empire Ave Altadena W Burbank Blvd Burbank 210 W Magnolia Blvd Pneth Rd Burbank Blvd **Burbank Empire Center** Glendale Galleria NoHo Arts Alameda Ave The Americana at Brand 101 134 170 E Footh Pasadena Glendale Colorado Blvd E Del Mar Blvd **Universal Studios** Warner Bros. The Walt Disney 5 Eagle Hollywood **Studios** Rock Blvd York Blvd Highland Park 110 **Paramount** Griffith Park Pictures Hollywood Hollywood Blvd Alhambra West N Huntington Or 110 N Wilton Pl Hollywood 101 LA Union Dodger Station Beverly Hills Stadium W-3rd St 710 Temple's, Main St Wilshire Blvd Los Angeles Valley Blvd Center Studios 10922-10926 Burbank Blvd San Vicente Blvd Garve San Bernardino Fwy 10 **Amenities** Los Angeles **Major Tenants** W Pico Blvd Downtown Neighborhoods W Washington Blvd Colliers 10922 - 10926 Burbank Blvd | page 5



#### **Contact Info**

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