



FOR SALE | FOR LEASE

# 2815 Winona Ave

Burbank, CA 91504



**CORPORATE IMAGE / INDUSTRIAL PERFORMANCE / SELLER FINANCING**

# The Offering

## Prestige Meets Performance in Prime Burbank

JLL presents a rare opportunity to acquire or lease a premier corporate image industrial facility in Burbank's coveted M2 zoned corridor. This exceptional property delivers the perfect balance of corporate prestige and industrial functionality, positioned with immediate access to major transportation arteries and Hollywood's entertainment district. The facility offers unmatched versatility for discerning owner-users or investors seeking premium industrial assets that command marketleadership in the Greater San Fernando Valley. Buyer has the option for seller to carry a 1st Trust Deed. Call agent for details.

### Property Highlights:



**Exceptional Parking Density:**  
2.14/1,000 SF (55 spaces)



**Private Yard Expansion Potential:**  
Secure fencing capability



**Premium Loading Infrastructure:**  
22' clear height + dock high access

## Pricing:

### For Sale:

\$415/SF (\$10,673,800)

### For Lease:

\$1.75/SF/NNN



# Property Details



## Address

2815 Winona Ave,  
Burbank, CA 91504



## Parcel Number

2466-022-010



## Building Type

Corporate image  
industrial facility / Flex



## County

Los Angeles



## Land Area

1.07 acres



## Year Built

1953; Ren. 2011



## Zoning

M2 (Industrial)



## Building Size

25,720 SF



## Clear Height

22'



## Loading Docks

1 interior dock



## Drive-ins

2 total / 14' W X 14' H



## Parking

55 spaces (2.14/1,000 SF)



## Power

800A 480V 3P 4W

**Note:** All information deemed reliable but not guaranteed; prospective buyers/tenants to verify details.

# Burbank

## Strategic Industrial Hub in the Heart of LA's Media Core

Burbank represents one of Southern California's most strategically positioned industrial markets, anchored by the Hollywood Burbank Airport and major entertainment companies including Warner Bros., Walt Disney Studios, and NBC Universal. The area has evolved into a specialized industrial corridor serving media production, manufacturing, and logistics operations.

### Highlights:

- **Entertainment Integration:** Direct access to major studios and Los Angeles metro
- **Supply Constrained:** No new industrial development since 2021; scarce available land in infill location
- **Strategic Connectivity:** I-5, 134, and 170 freeway access + Hollywood Burbank Airport proximity



# Major Studios & Entertainment Hub

**Bob Hope Airport Proximity:**  
Direct access to national transportation network

**Major Freeway Connectivity:**  
I-5, 134 and 101 intersection for logistics efficiency

**Entertainment District Access:**  
Minutes from Hollywood's major studios and production facilities

**Corporate Prestige:**  
Premium business address in LA's most sought-after industrial market



