

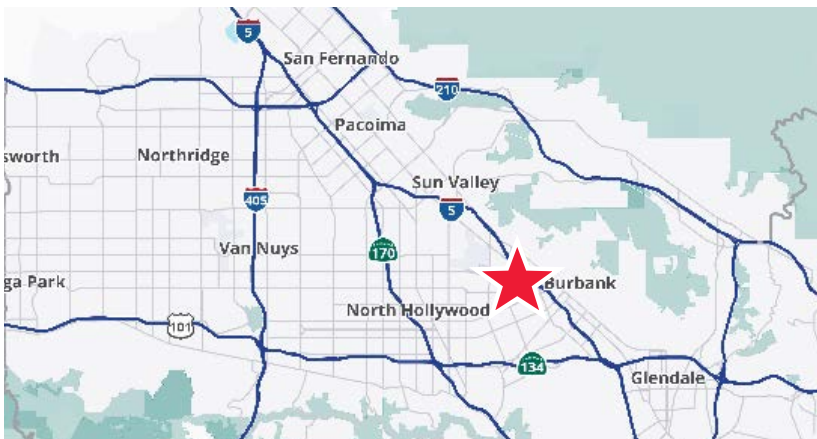


For Sale

Rare Burbank Industrial Investment Opportunity

2211 Kenmere Ave, Burbank, CA 91504

- Excellent Tenant Credit, Solid Private Company
- Below Market Rent Provides for Significant Upside
- True NNN Lease in Place



Asking:

\$250
PSF

\$3,500,000

Building Features



Well
Maintained



City of Burbank
Location



Functional Mfg
Space



Good Parking/
Power/Image

Matt Dierckman

License No. 01301723

+1 818 334 1870

matt.dierckman@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

david.harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

greg.geraci@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

william.walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

kevin.carroll@colliers.com

Investment Overview

Address	2211 Kenmere Ave Burbank, CA 91504
APN	2464-014-048
Total SF	±14,000 SF
Land SF	±27,148 SF
Zoning	M1
Construction	Block
Year Built	1976
Parking	±28 Spaces / 2.0:1

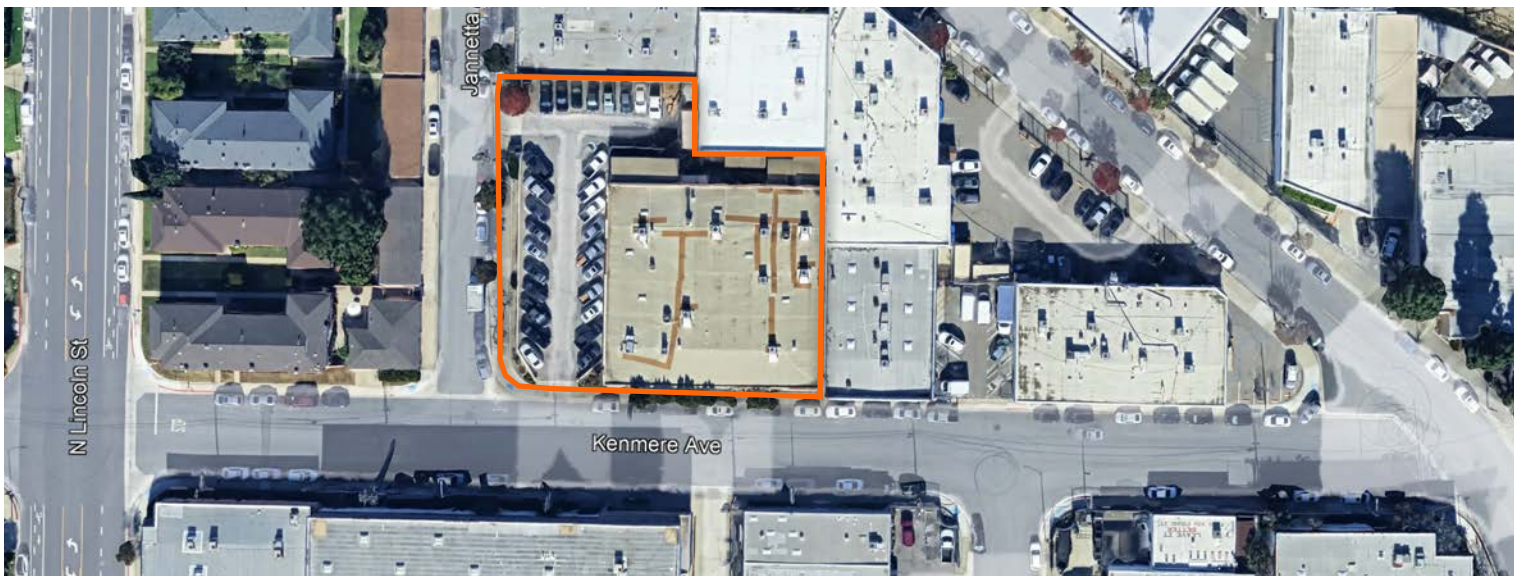


Investment Information

NOI	
2024 Net Operating Income	\$204,000
Capitalization Rate	5.8%
Asking Price	
Total	\$3,500,000
Per Square Foot	\$250.00

Lease Information

Annual Rent	\$204,000
Lease Expiration	3/31/2034
Annual Increases	3.0%



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.