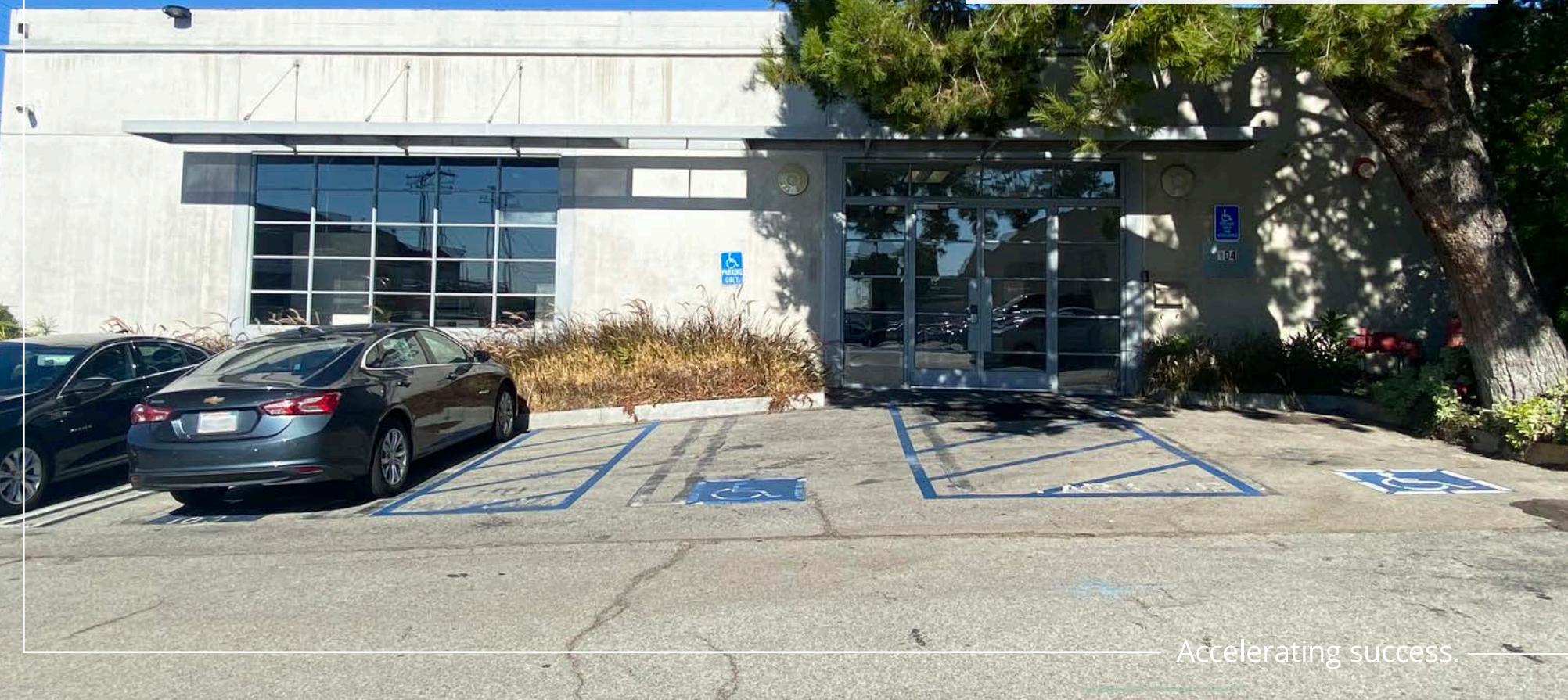


Colliers

For Lease

18,000 SF Flex/Industrial Building

100 E Graham Pl
Burbank, CA 91502



Accelerating success.

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Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

www.colliers.com

Building Highlights



Creative Industrial
to Creative Flex



100% HVAC;
Polished Concrete
Floors



Large Window Openings
& Skylights, Providing
Ample Natural Light



Dock High Loading
in Burbank!

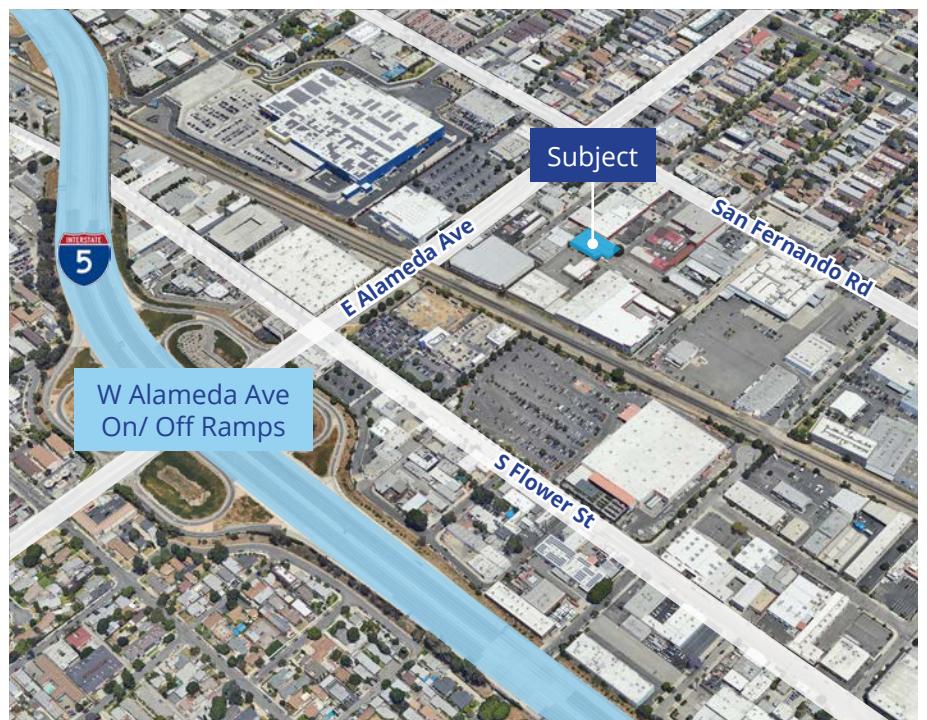


Close to 5 Freeway
& Alameda Ave



No Gross Receipts
Tax

Available SF	18,000
Monthly Rent	\$45,000
Lease Rate/SF	\$2.50 NNN
Operating Expenses/SF	\$0.34
Clear Height	15'
DH Doors	1
GL Doors	TBD - Possible
Power	1400A, 208/120V, 3Ph (800A & 600A panels)
Parking Spaces / Ratio	51 / 2.83:1
Office SF - Mezzanine	2,862 (Additional Office Possible)
Restrooms	2
Zoning	M2
Possession	60 Days
To Show	Call Agent

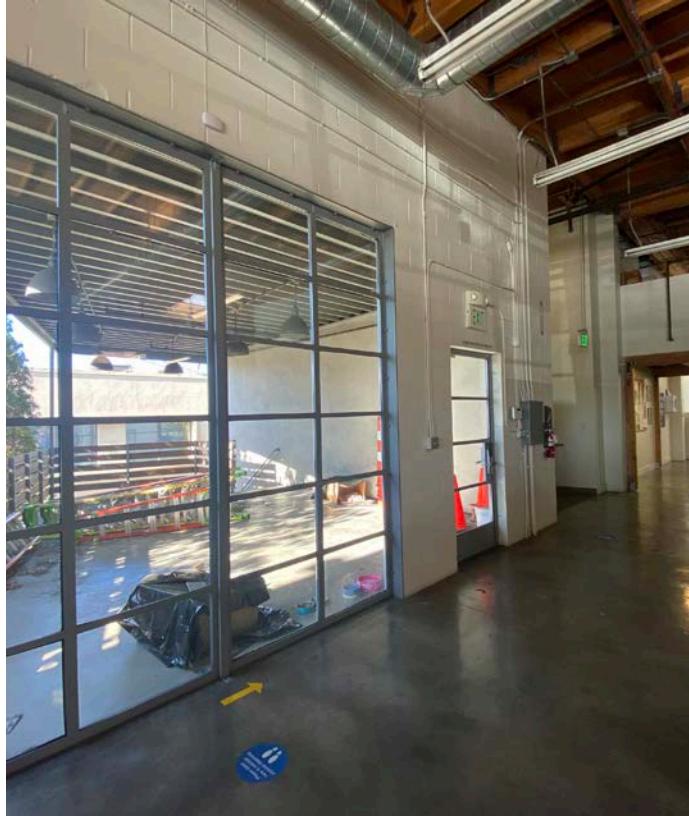


Notes: 13' ceiling clearance in some areas. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

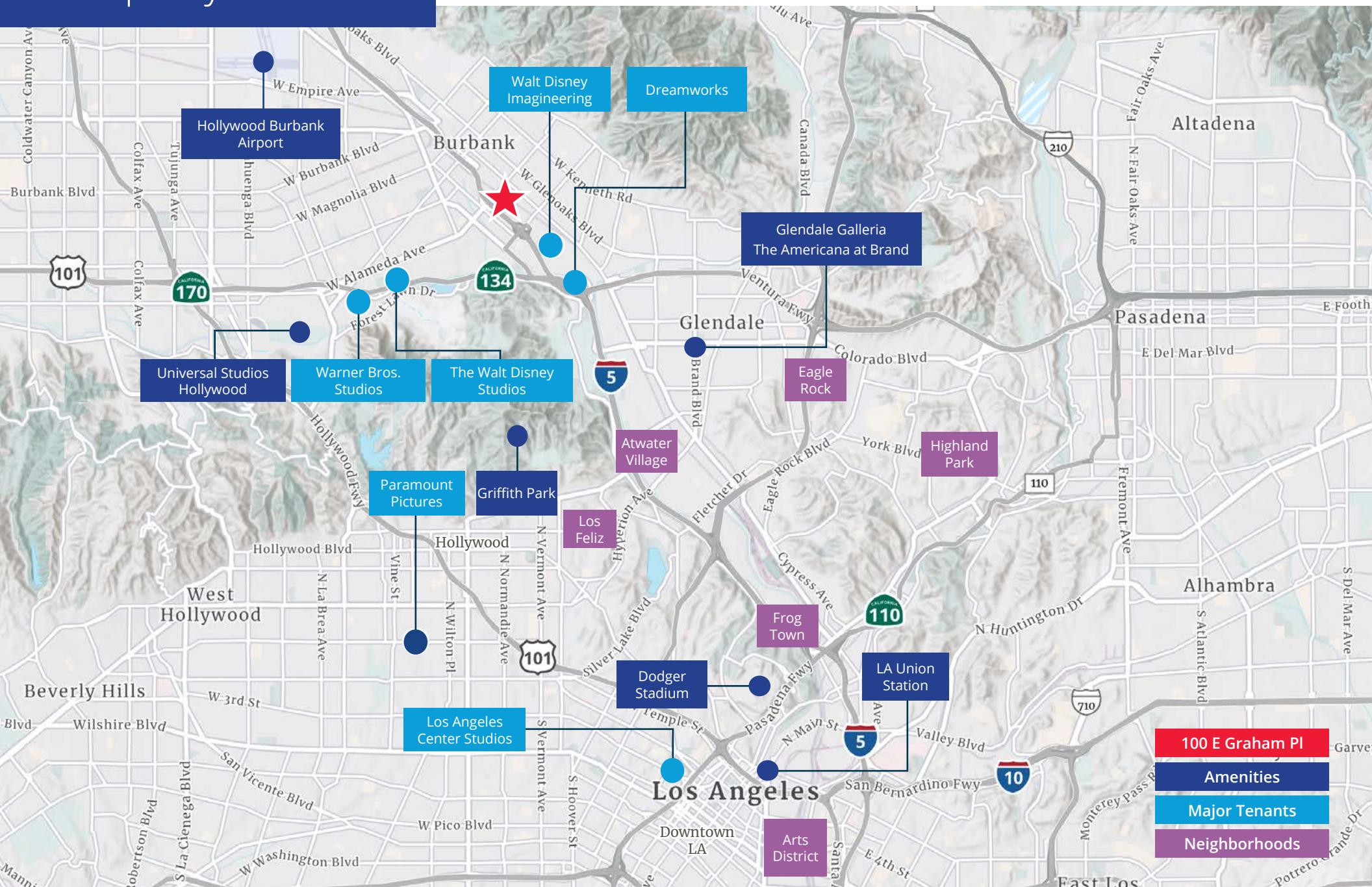
Photos



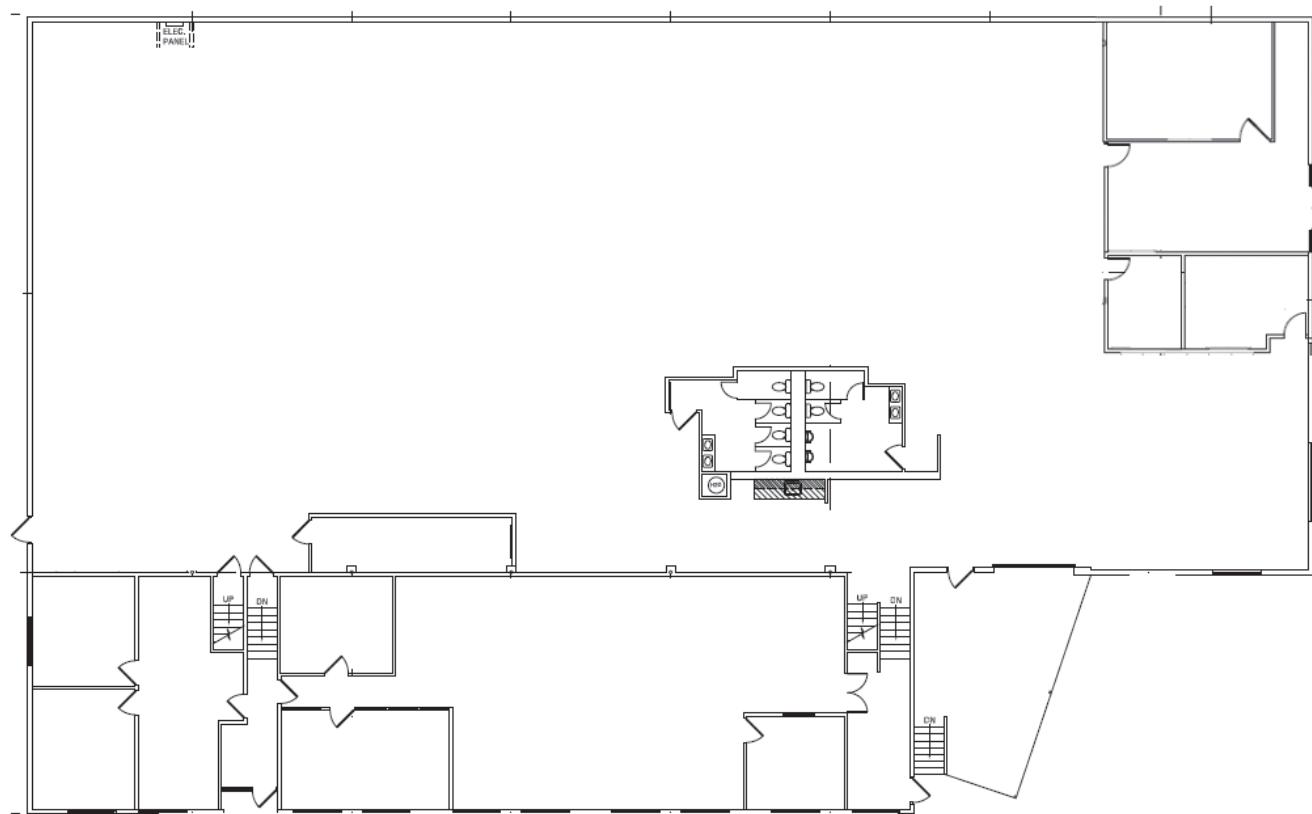
15' Warehouse - Cubicles to be Removed



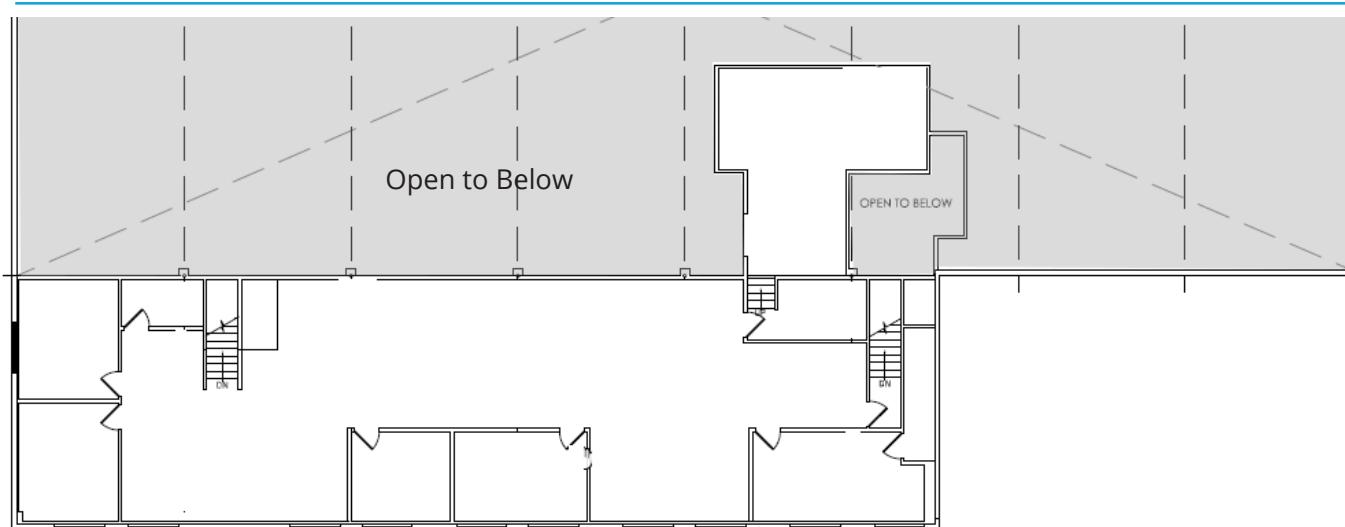
Property Location



Layout



2nd Floor





Accelerating success.

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