

# Industrial / Office Building



**3500N. San Fernando Blvd., Burbank, CA 91505**  
**Corner of Hollywood Way**

6,402 SQUARE FOOT BUILDING ON  
19,675 SQUARE FEET OF M2 ZONED LAND

FULLY AIR CONDITIONED 2 STORY BUILDING

COMPLETELY REFURBISHED BOTH INSIDE AND OUTSIDE

5.6:1000 PARKING RATIO—36 SPACES

DOUBLE MOTORIZED GATES FOR PARKING LOT

SIGNATURE BUILDING WITH NUMEROUS WINDOW OFFICES

LOCATED AT HOLLYWOOD WAY AND SAN FERNANDO BLVD.

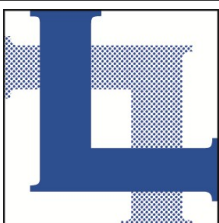
ONLY 2 BLOCKS FROM AIRPORT ENTRANCE

1,028 SQUARE FEET OF POLISHED CONCRETE WAREHOUSE AREA

**\$2,275,000**

Exclusively represented by PAUL P. LOCKER, CCIM, SIOR, PMC

FOR SALE



**LOCKER**  
REALTY CORP.

**818.956.8800**  
**www.LockerRealtyCorp.com**

PROVIDING SERVICE WITH EXPERTISE

601 E. GLENDALE BLVD., SUITE 200, GLENDALE, CA 91207-1736



Individual  
Member



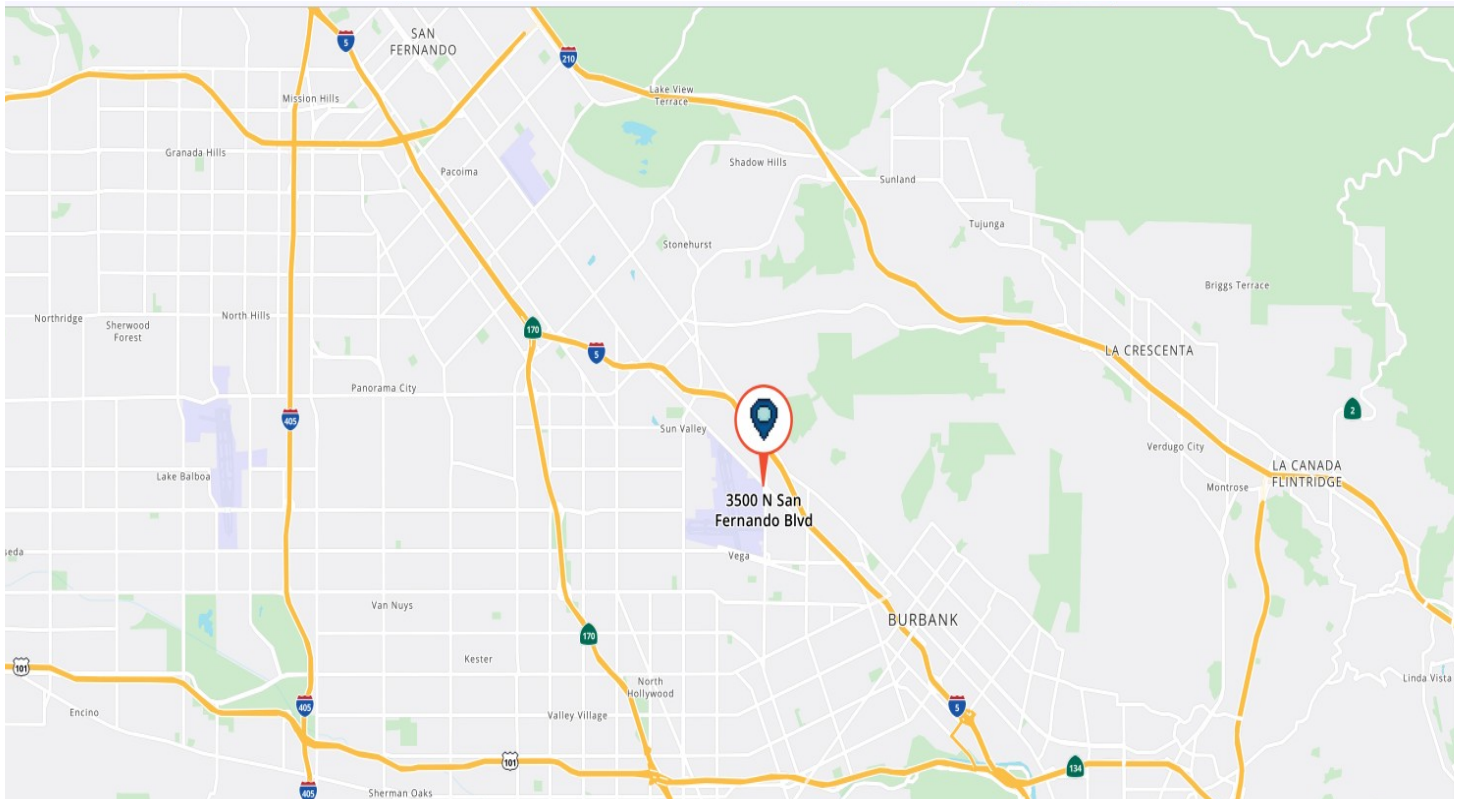
**SIOR**

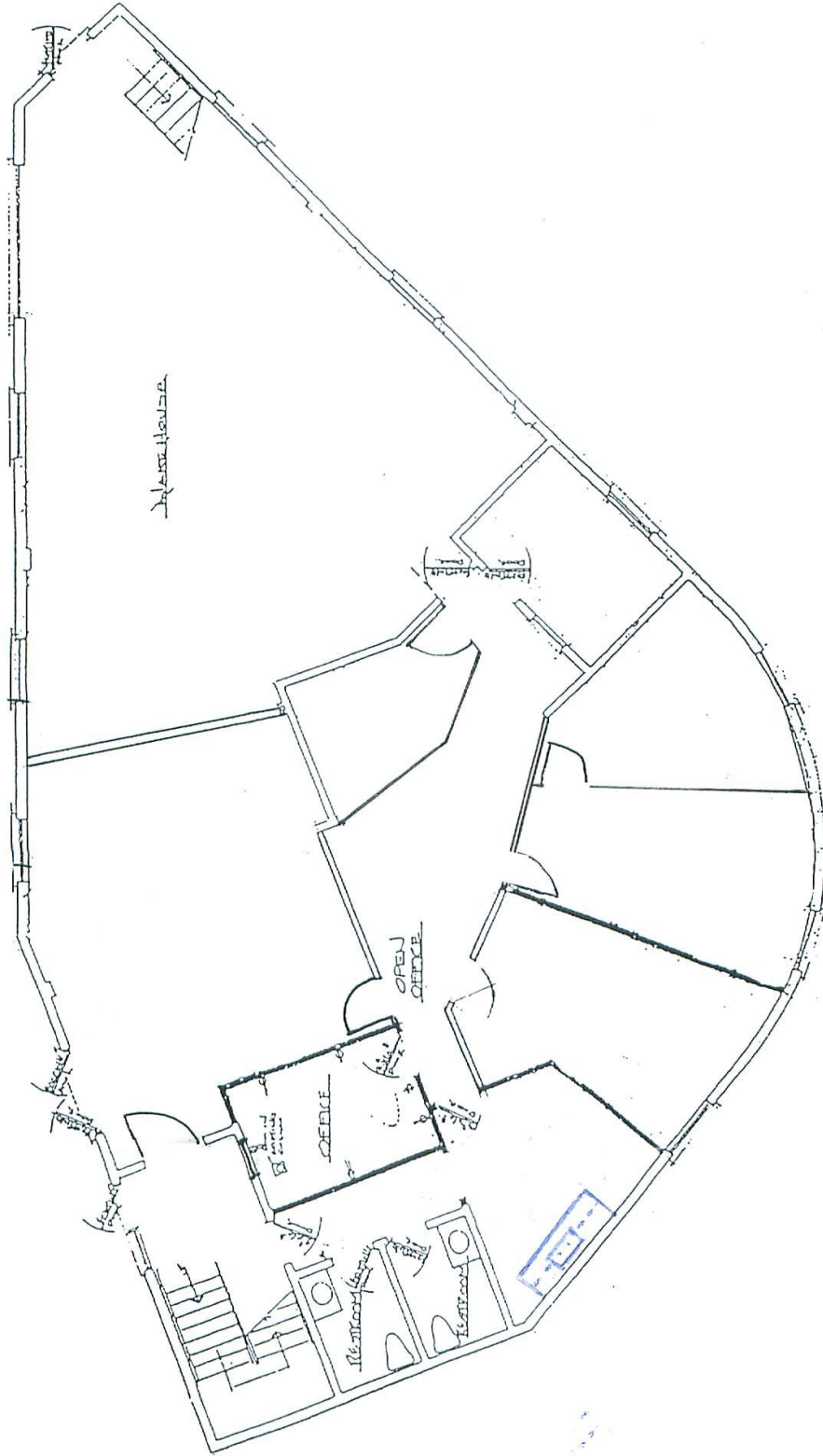


PROPERTY MANAGEMENT CERTIFICATION

## NOTES:

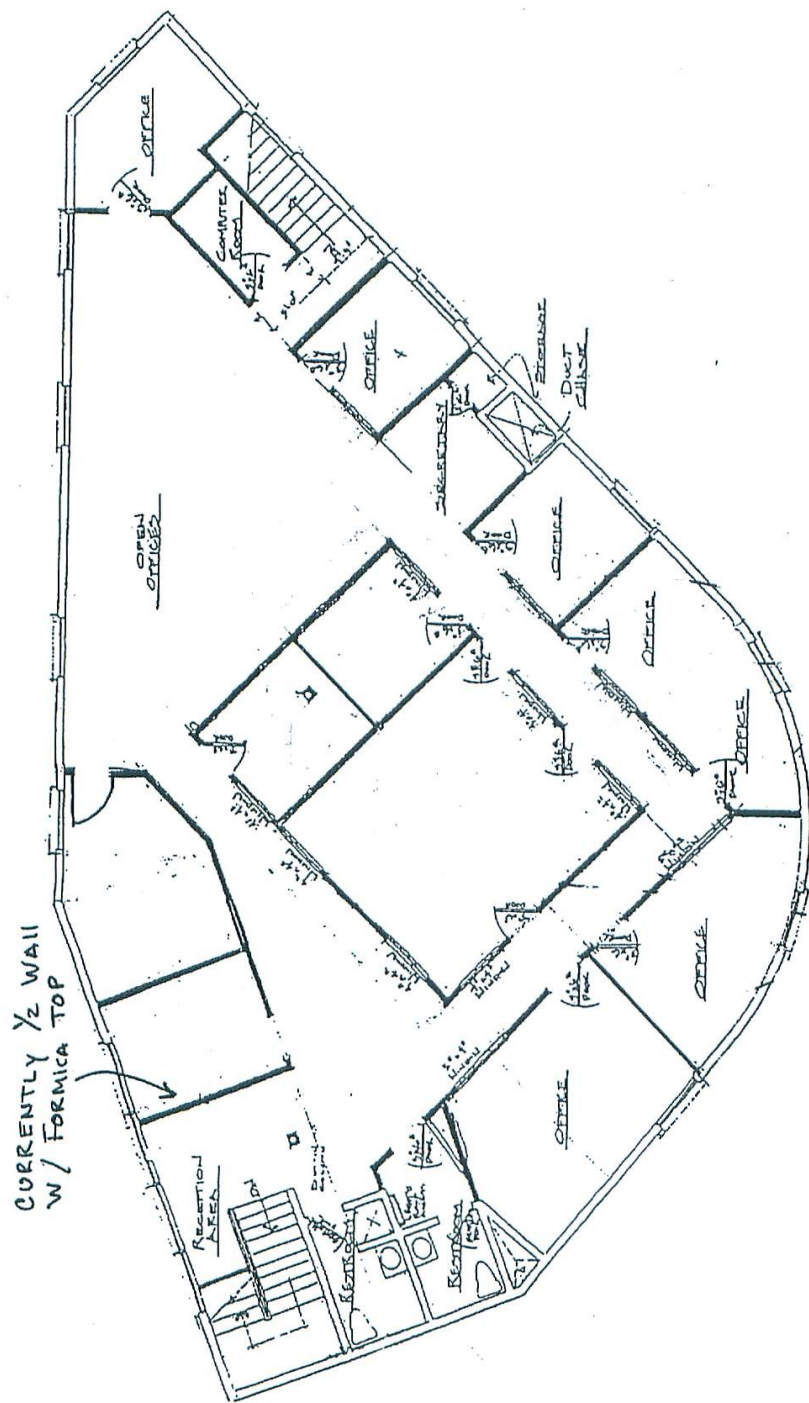
APN	2405-011-039 & 2405-011-002
Roof type	Steel beam
Year built	1987, renovated in 2025
Construction type	Concrete block
Ground level door	(1) 10'x10'
1st floor office sq.ft.	2173±
2nd floor office sq.ft.	3,201±
Lighting	LED
Restrooms	4, one with shower
Parking	36, a portion of parking area (9,100 sq. ft.) is located in City of Los Angeles with Burbank mailing address and "R" zoning with permitted parking.
Elevator	None





Floor Plan - 1<sup>st</sup> Floor  
3500 N. San Fernando Blvd., Burbank

(configuration may be slightly different)



CURRENTLY 1/2 WALL  
W/ FORMICA TOP

Floor Plan - 2<sup>nd</sup> Floor  
3500 N. San Fernando Blvd., Burbank  
(configuration may be slightly different)

