

REDUCED RATE

\$1.69/SF MG



10,580 SF AVAILABLE FOR LEASE

ASSEMBLY, LIGHT MANUFACTURING, DISTRIBUTION OR SERVICE CENTER | AVAILABLE NOW

10635 VANOWEN STREET

Burbank, CA | San Fernando Valley



FEATURES

- ±10,580 SF industrial building
- ±16' minimum clear height
- 2 ground level doors
- ~~\$1.85/SF MG~~ to **\$1.69/SF MG**
- CAM: \$0.09/SF
- Available Now
- Premiere East Valley location
- Convenient access to SR-170 and I-5 freeways
- 2 panels servicing the unit. (1) 600A - 240V and (2) 400A - 120/240V
- Perfect for assembly, light manufacturing, distribution or service center

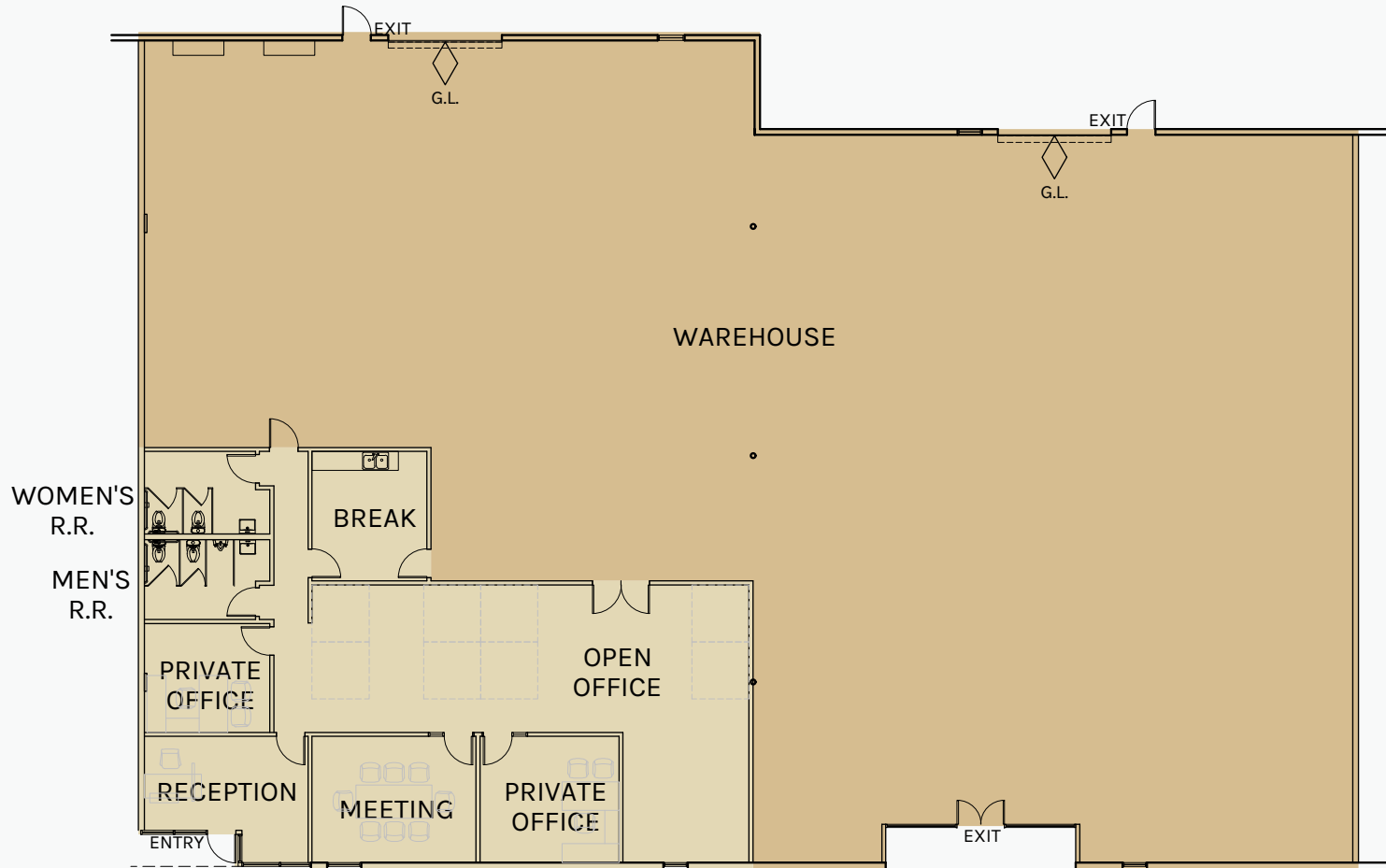


FLOOR PLAN

8,255 SF
WAREHOUSE

2,325 SF
OFFICE

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



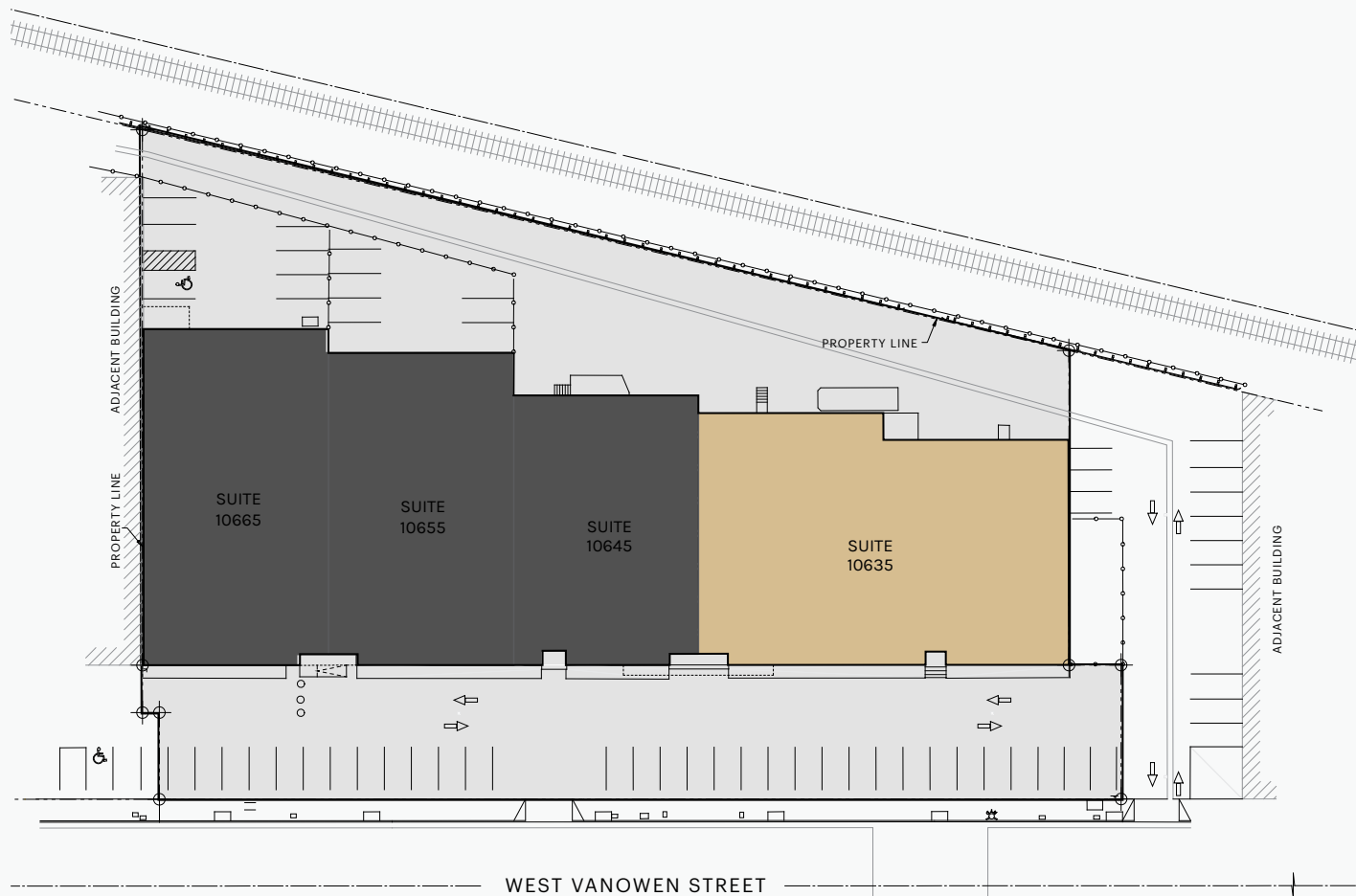
10635 Vanowen Street



SITE PLAN

10,580 SF
BUILDING

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



10635 Vanowen Street

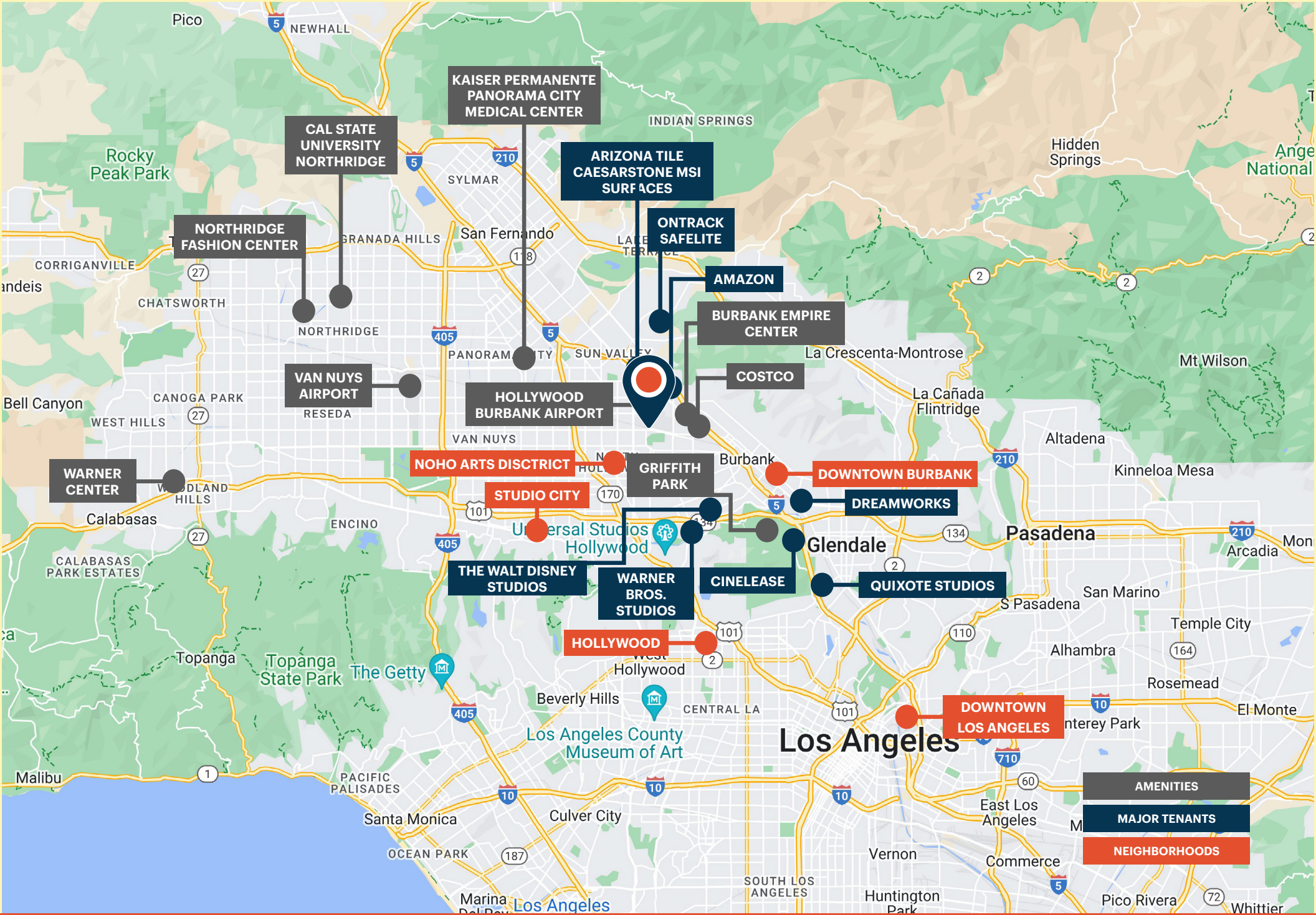


PHOTOS



PHOTOS





10635 Vanowen Street





**Rexford
Industrial**

Leasing Contacts



RON FEDER
Senior Managing Director
O: 818.222.0404
rfeder@rjfeder.com
DRE# 00983855

 **FEDER & ASSOCIATES**
COMMERCIAL REAL ESTATE

PEAK COMMERCIAL

PEAK COMMERCIAL
www.peakcommercial.com