

Rare High Power Manufacturing Building For Sale

Alliance Partners
COMMERCIAL REAL ESTATE ADVISORS
AlliancePartnersco.com



FOR SALE

425 N. VARNEY STREET
420 & 424 N. MOSS STREET

BURBANK • CA

For more information, contact:

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KELLER WILLIAMS REAL ESTATE SERVICES

889 Americana Way, #408

Glendale, California 91210

818.432.3200



ADDRESSES: 425 N. Varney Street, 420 & 424 N. Moss Street, Burbank CA

- Total Building size: +/- 11,364 SF (Per title), with approximately 5,100 sf of bonus below street level storage space
- Total Land size: +/- 19,688 SF (Per title)
- Zoning: BUM2 (Per Title)
- APN(s): 2449-034-026(Bdg), 2449-034-019&20 (parking lot parcels)
- Year Built: 1989 (Per title)
- **Asking Price: \$4,395,000**

PROPERTY HIGHLIGHTS

- Rare industrial building with high parking ratio in Prime Burbank location
- Very heavy power, Buyer and broker to independently verify exact specifications
- Fenced parking and secured building
- Potential for conversion to an array of creative uses catering to the entertainment industry
- Great candidate for owner occupancy and SBA financing with as little as 10% down
- Ideal manufacturing facility
- Very close proximity to an abundance of local downtown Burbank amenities, major local studios, eateries, I-5 Freeway, and much much more
- Over 3/1,000 parking ratio
- Seller may require a short term leaseback
- Gurney elevator from basement to 2nd floor
- 2500 Amps of 3 Phase Power
- The building is fully air-conditioned, has sprinklers, and skylights

Please do not disturb occupant, shown by appointment only to qualified buyers

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ARIEL

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BASEMENT SPACE



VARNEY SIDE



04 PHOTOS, ARIELS

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05 PHOTOS

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MAPPING AND GIS SERVICES
SCALE 1" = 80'



06
PARCEL MAP

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