

For Lease

95,000 SF Industrial/Flex Building



2130 Hollywood Way
Burbank, CA 91505



**Actual building photo with overlay of proposed exterior color scheme.

Matt Dierckman

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505 N Brand Blvd
Suite 1120
Glendale, CA 91203

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Building Highlights



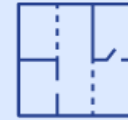
High Image, Free-Standing
Burbank Property on
Hollywood Way



Advanced Manufacturing /
Warehouse / Flex Opportunity



Multiple Dock Positions /
Ground Level Doors



Build to Suit Office
Configuration

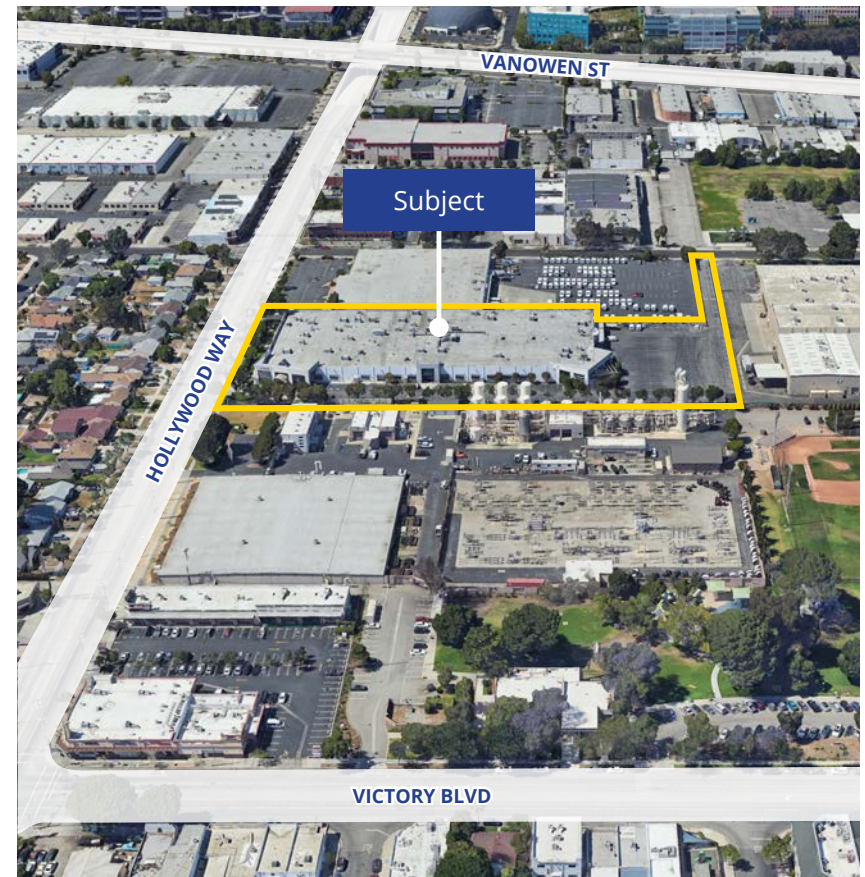


Outdoor Seating /
Lunch Room



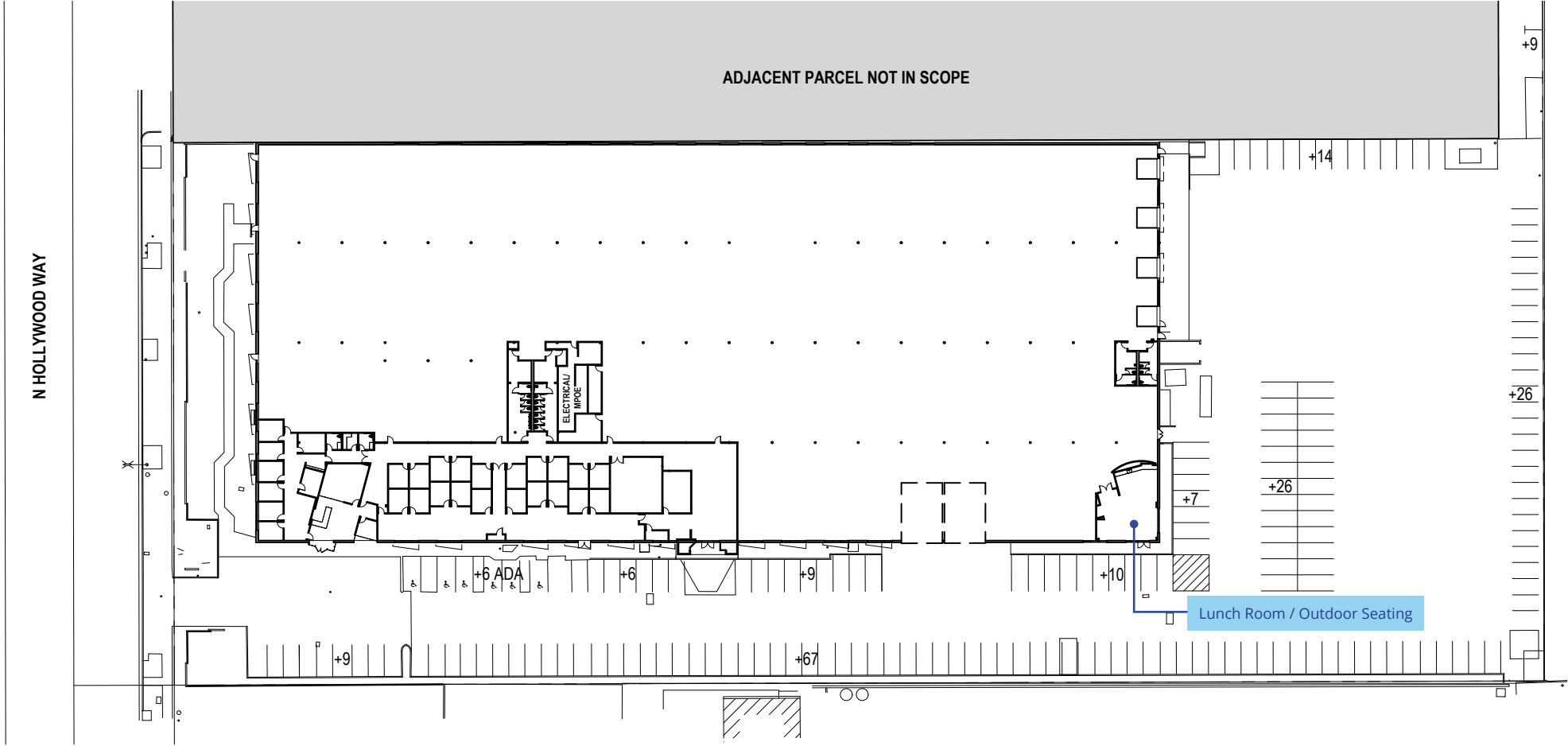
Heavy 3000
Amps Power

Available SF	95,000
Monthly Rent	TBD
Lease Rate/SF	TBD
Clear Height	21'
DH / GL Doors	4 / 2
Power	3000A, 480V
Parking Ratio (Spaces)	2 / 1,000 (191)
Office SF	Existing Office to Remain or Build-to-Suit Tenant's Need
Restrooms	Existing Restrooms to Remain or Build-to-Suit Tenant's Need
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	BUMI
Possession	2Q 2025
To Show	Call Agent
Summary of Planned Improvements	<ul style="list-style-type: none"> • 4 new DH doors and 2 side GL doors • Demo existing interior improvements to broom clean shell • Redo slurry / restripe the parking lot and drive isles • Paint all interior and exterior • New 10-year roof • Refresh landscape • Retain existing office as per attached plan



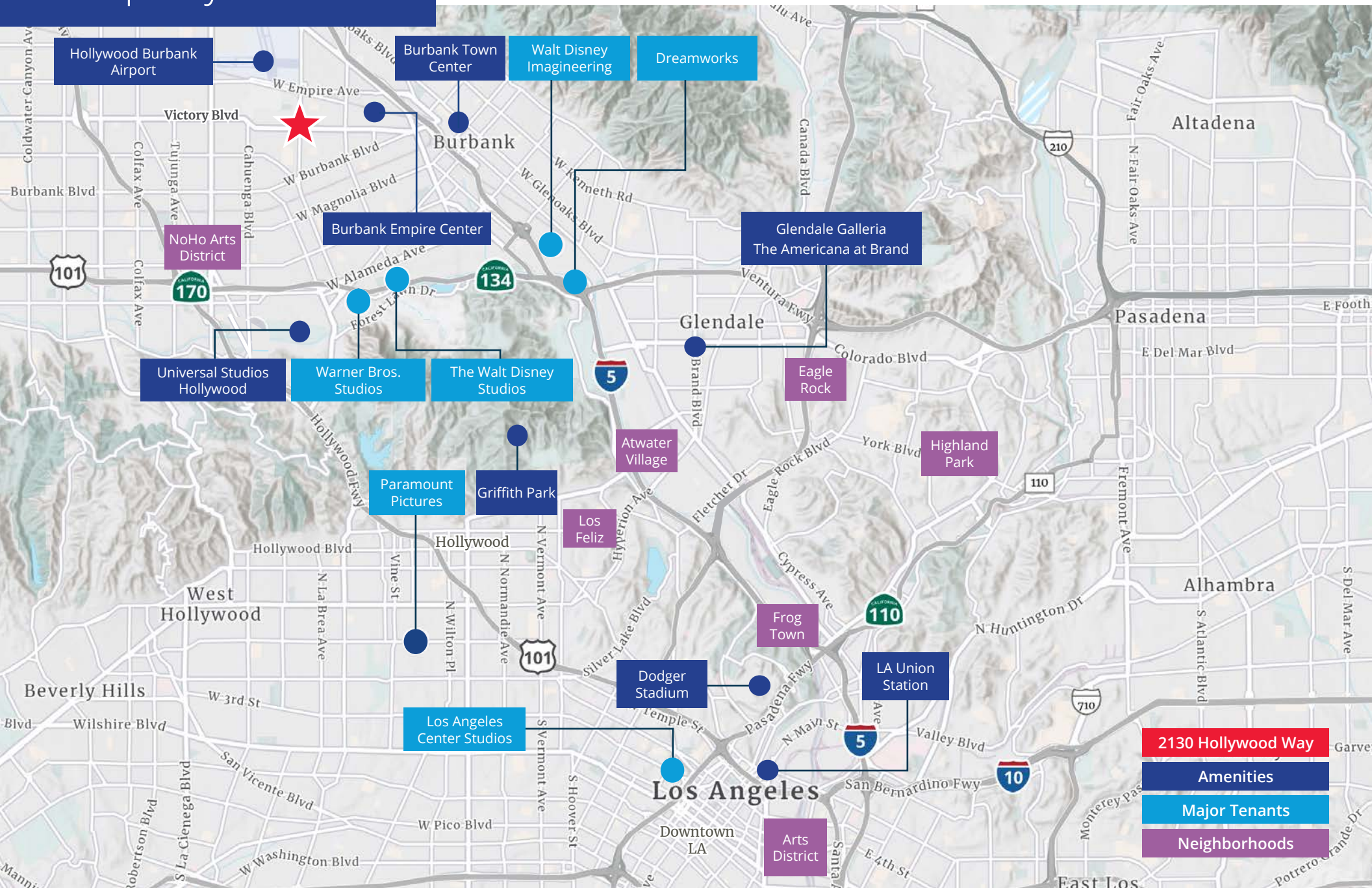
Notes: Office Configuration, loading, etc. built to suit tenant's needs. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

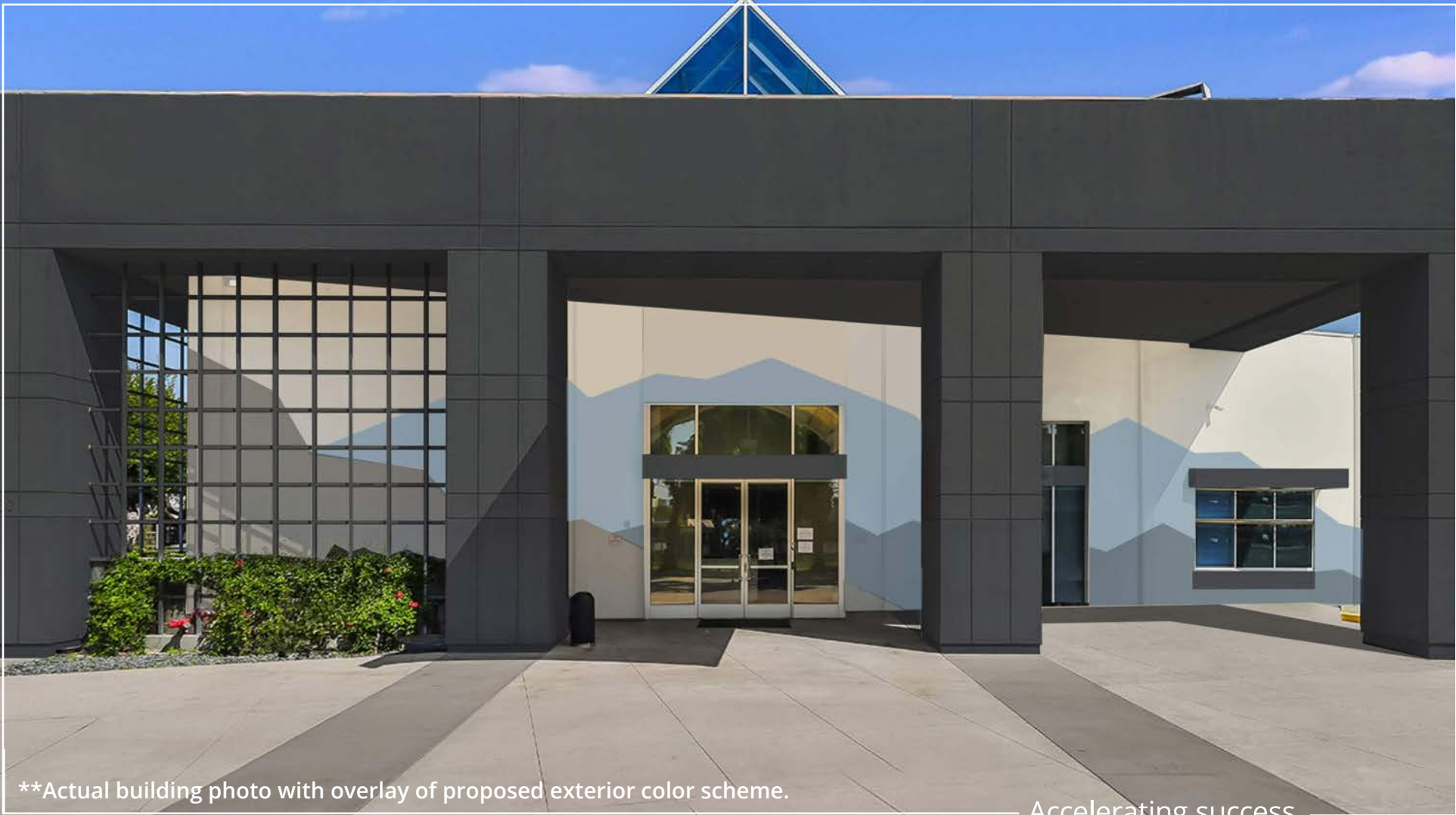
Layout



** Existing office to remain or build-to-suit to tenant's needs.

Property Location





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Accelerating success.

Contact Info

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