



For Lease

**1005 W Isabel St
Burbank, CA 91506**

13,694 SF Industrial Building

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

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Kevin Carroll

License No. 02078759

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Accelerating success.

Building Highlights



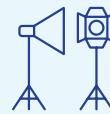
Free-Standing Building



Gated, Private Yard & Dock High Loading



Minutes to 5 Freeway / Burbank 5 Points, Burbank Empire Center / Lunch Spots

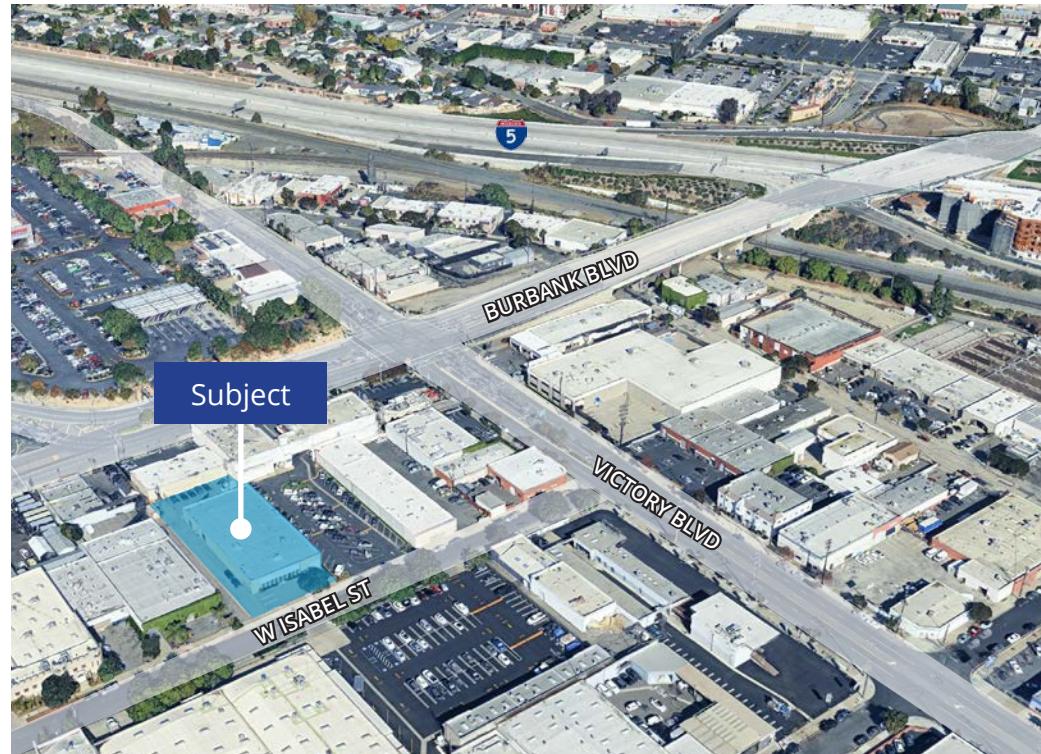


Proximate to Studios, Burbank Airport, 134 Freeway



Well-Distributed Power: Great for Light Manufacturing

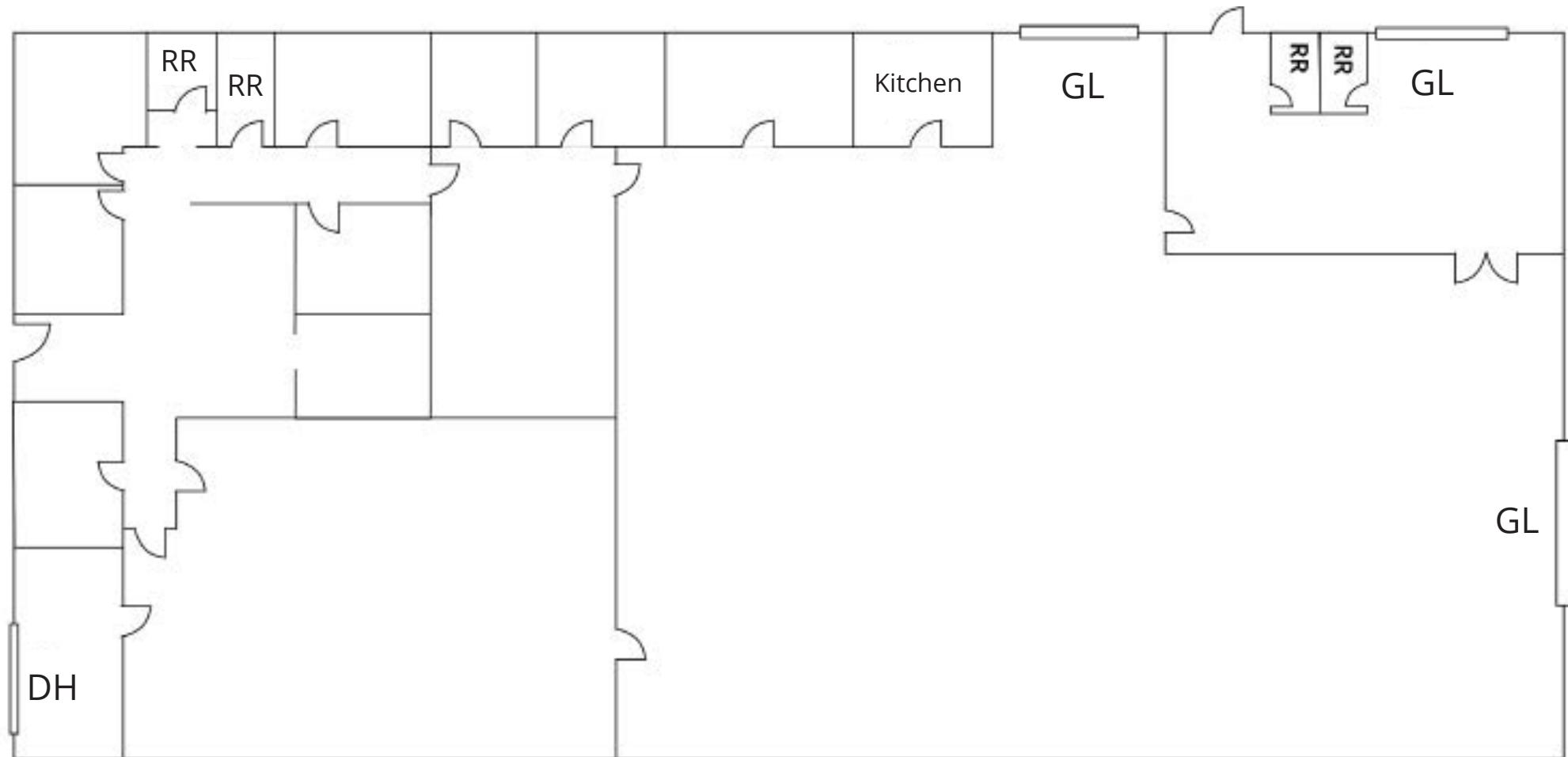
Available SF	13,694
Monthly Rent	\$22,595
Lease Rate PSF	\$1.65 NNN / Op.Ex. \$0.335
Clear Height	14'
DH Doors / Dim	1 / 10'x12'
GL Doors / Dim	3 / (2) 10'x10'; 10'x12'
Power	600A, 240V, 3Ph, 4W
Parking Spaces / Ratio	25 / 1.83:1
Office SF / #	5,270* / 10
Restrooms	4
Zoning	M2
Yard	Fenced / Paved
APN	2449-011-048
To Show	Call Agent



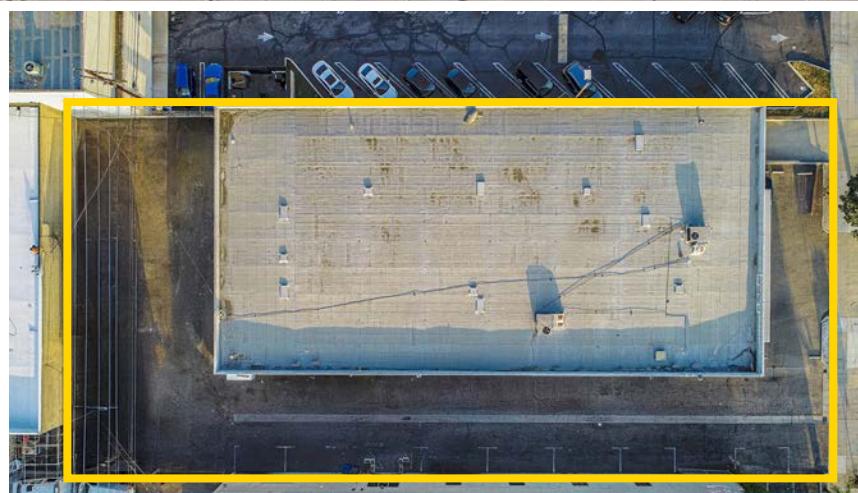
* Some offices can be removed.

Notes: Call broker re: dock door. Quoted electrical service based on power panel info. Tenant to verify service with licensed electrician & confirm zoning allows use.

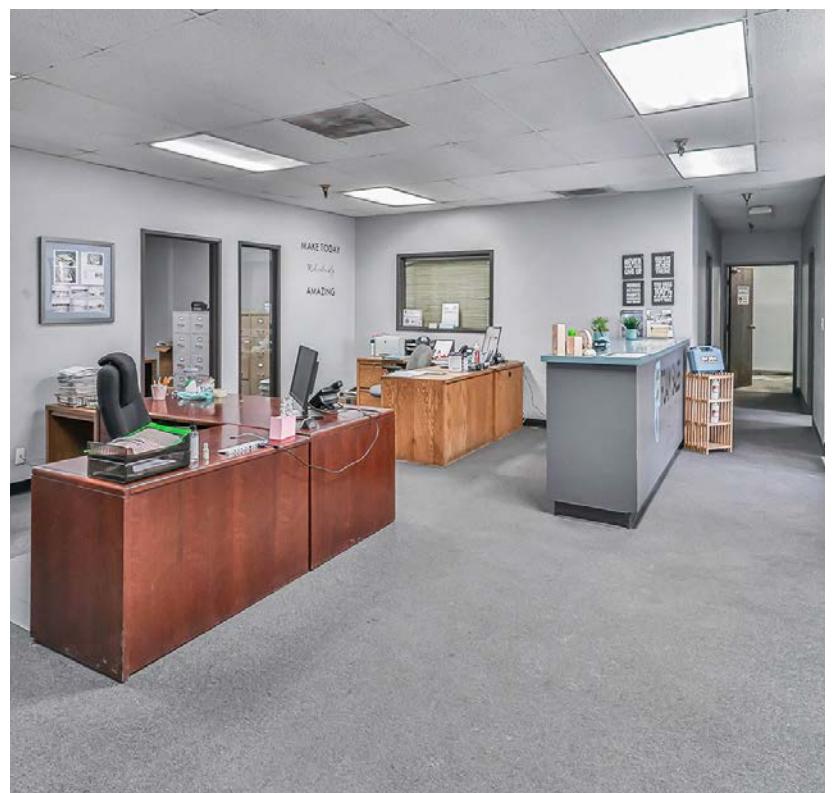
Layout



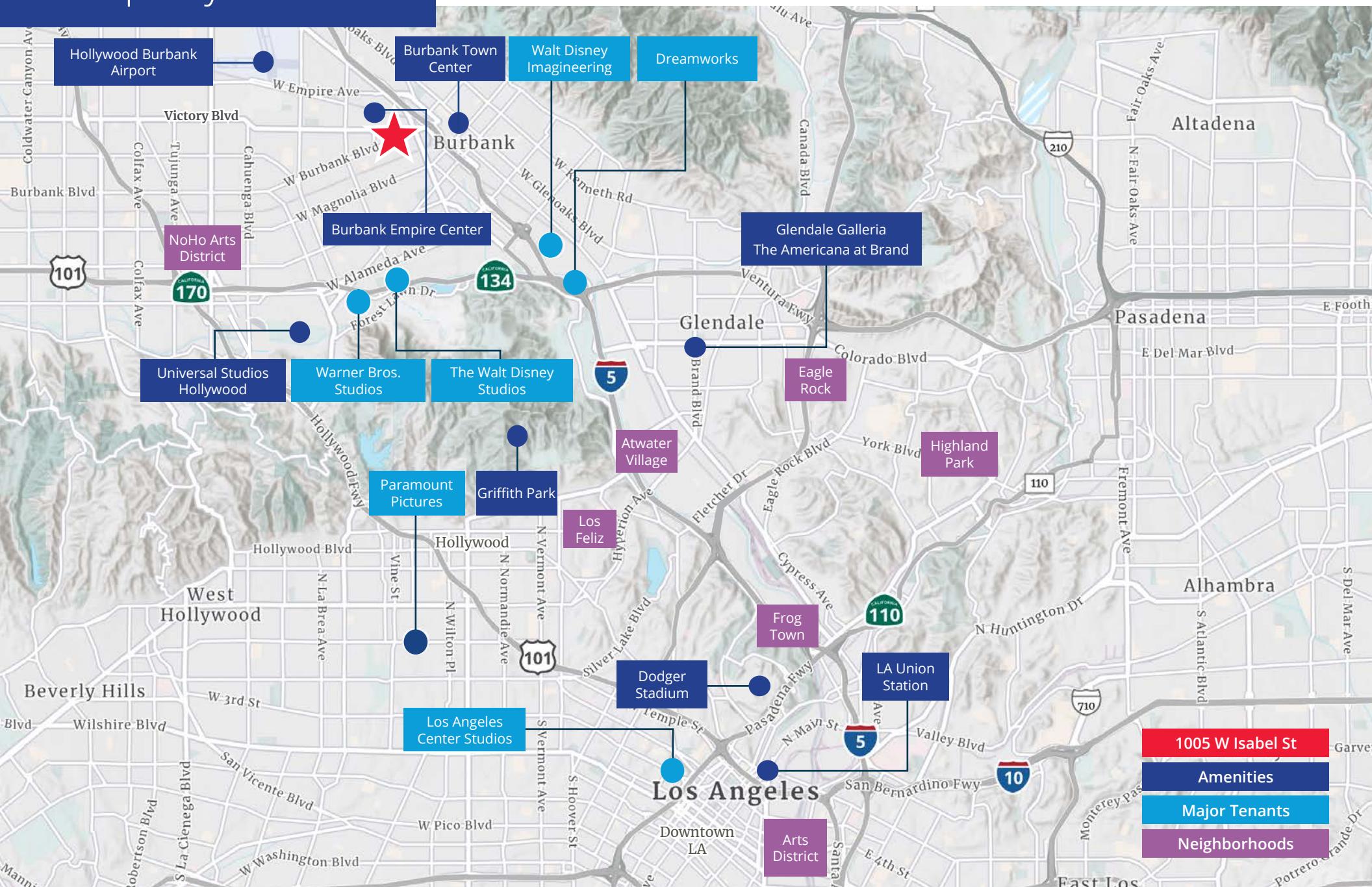
Photos



Photos



Property Location





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Contact Info

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