



OFFERING MEMORANDUM

HIGH - IMAGE FLEX INDUSTRIAL SPACE

2850 N. ONTARIO STREET,
BURBANK CA 91504

EXCLUSIVE LISTING BY:

MIG | COMMERCIAL
REAL ESTATE
SERVICES, INC

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PROPERTY OVERVIEW



- ✓ 32,000 SF High-Clearance Flex Warehouse with Second-Story
- ✓ Office
- ✓ Formerly Built Out as Sound Stage and Studio Production Space
- ✓ High Power Infrastructure With Dock High Roll-Up Doors
- ✓ Clear Span Layout
- ✓ M-2 General Industrial Zoning
- ✓ Prime Burbank Location Near Major Studios, Freeways, and Airport

SQUARE FEET

32,304 SF

LOT SIZE

1.98 ACRES

PARCEL NUMBER

2466-021-033

PRICE

\$53,301

PRICE PER SQ.FT.

\$1.85

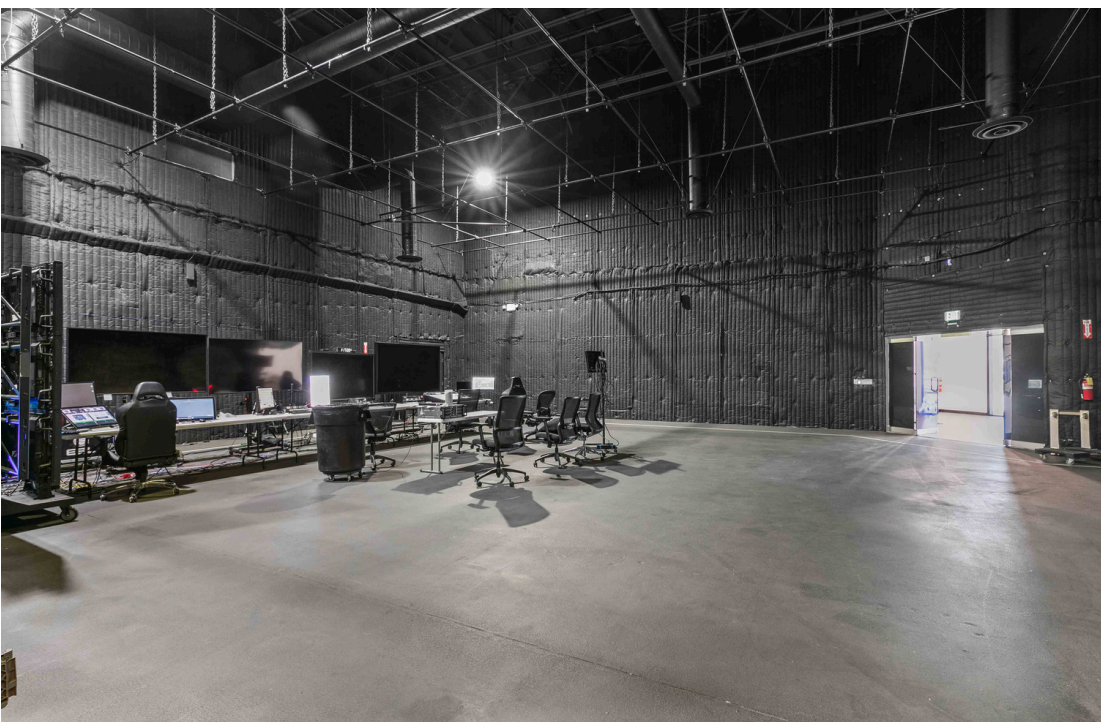
LEASE TYPE

MODIFIED GROSS

ZONING

M-2 GENERAL
INDUSTRIAL





PROPERTY DESCRIPTION

High-Clearance Flex Warehouse | Former Sound Stage | Creative/Industrial Reuse Opportunity

MIG Commercial Real Estate is proud to present a rare flex warehouse opportunity at 2850 N Ontario St in Burbank, located in one of the most desirable industrial and media hubs in Greater Los Angeles. This freestanding, high-image facility offers an exceptional mix of clear span warehouse, second-story office space, and robust power infrastructure, making it ideal for a range of users—from creative studios and post-production to logistics, light manufacturing, or media-related operations.

The property was previously built out and utilized as a sound stage and production facility, complete with studio production permits that can be transferred to the incoming tenant. Features include two dock-high loading positions and two ground-level loading doors, high ceilings, existing racking, and taped-out fire lanes, along with perimeter lighting, roof access, exit signage, and fire extinguishers throughout. Studios A and C are equipped with air conditioning (see Exhibit B floor plan for layout reference). Second-floor improvements include break rooms, conference areas, and private offices, supporting both creative and operational needs.

The space is currently available as a sublease through December 31, 2026, but ownership is open to discussing a direct lease with a qualified tenant.

With flexible zoning, production-ready infrastructure, and excellent proximity to major freeways and Burbank Airport, this property offers a turnkey opportunity for users seeking high-clearance warehouse functionality in a prime Burbank location.



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AREA HIGHLIGHTS

Burbank is one of Southern California's most dynamic business hubs, known for its strong presence in entertainment, media, and high-end industrial sectors. Home to industry giants like Disney, Warner Bros., and Universal, the city offers unmatched proximity to production studios, post facilities, and creative vendors. Its central location provides immediate access to major freeways (5, 134, and 101) and is just minutes from Hollywood Burbank Airport, making it highly desirable for companies with regional or national operations. With a skilled labor pool, business-friendly environment, and robust infrastructure, Burbank continues to attract tenants across media, logistics, and manufacturing industries.

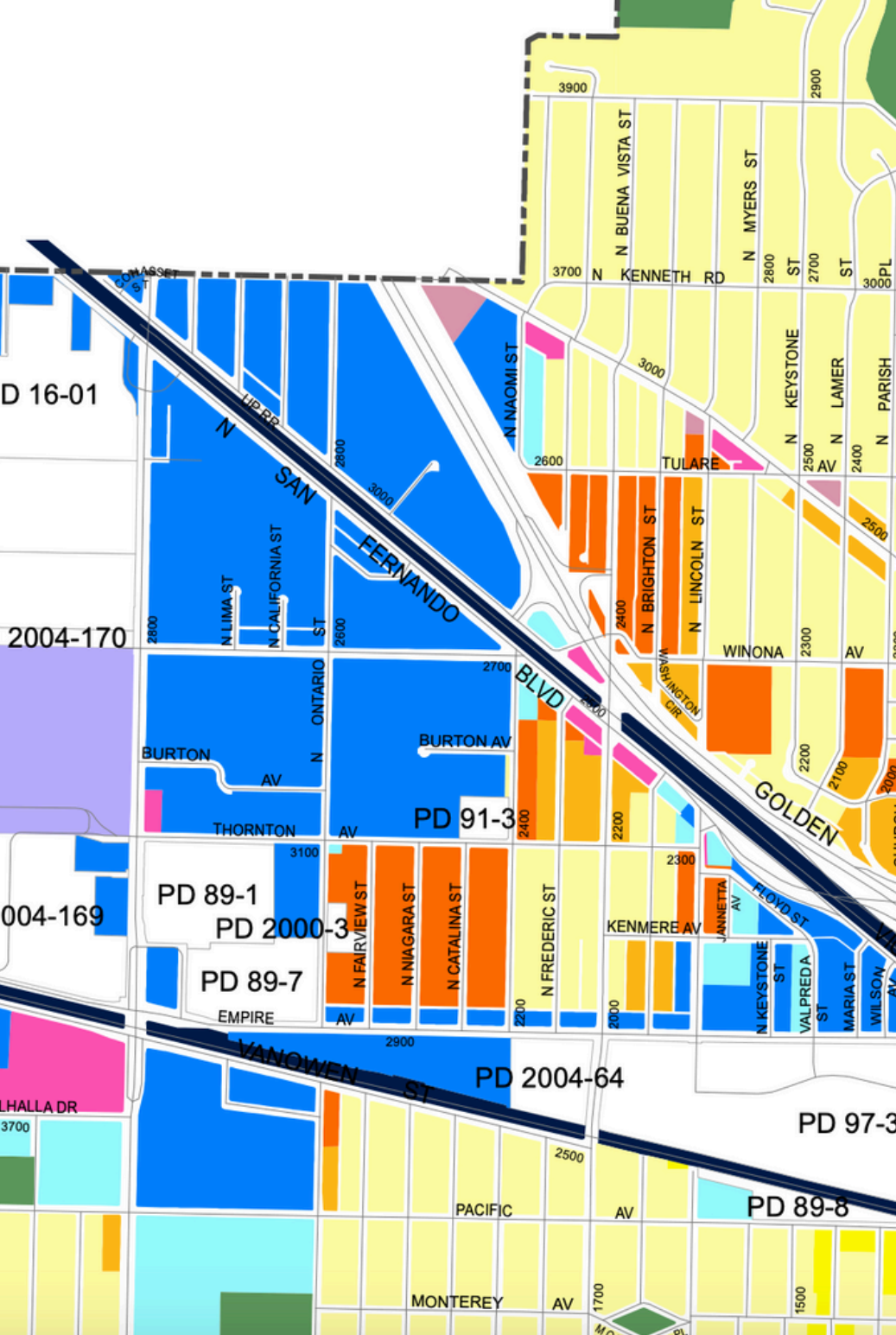


74,905 POPULATION



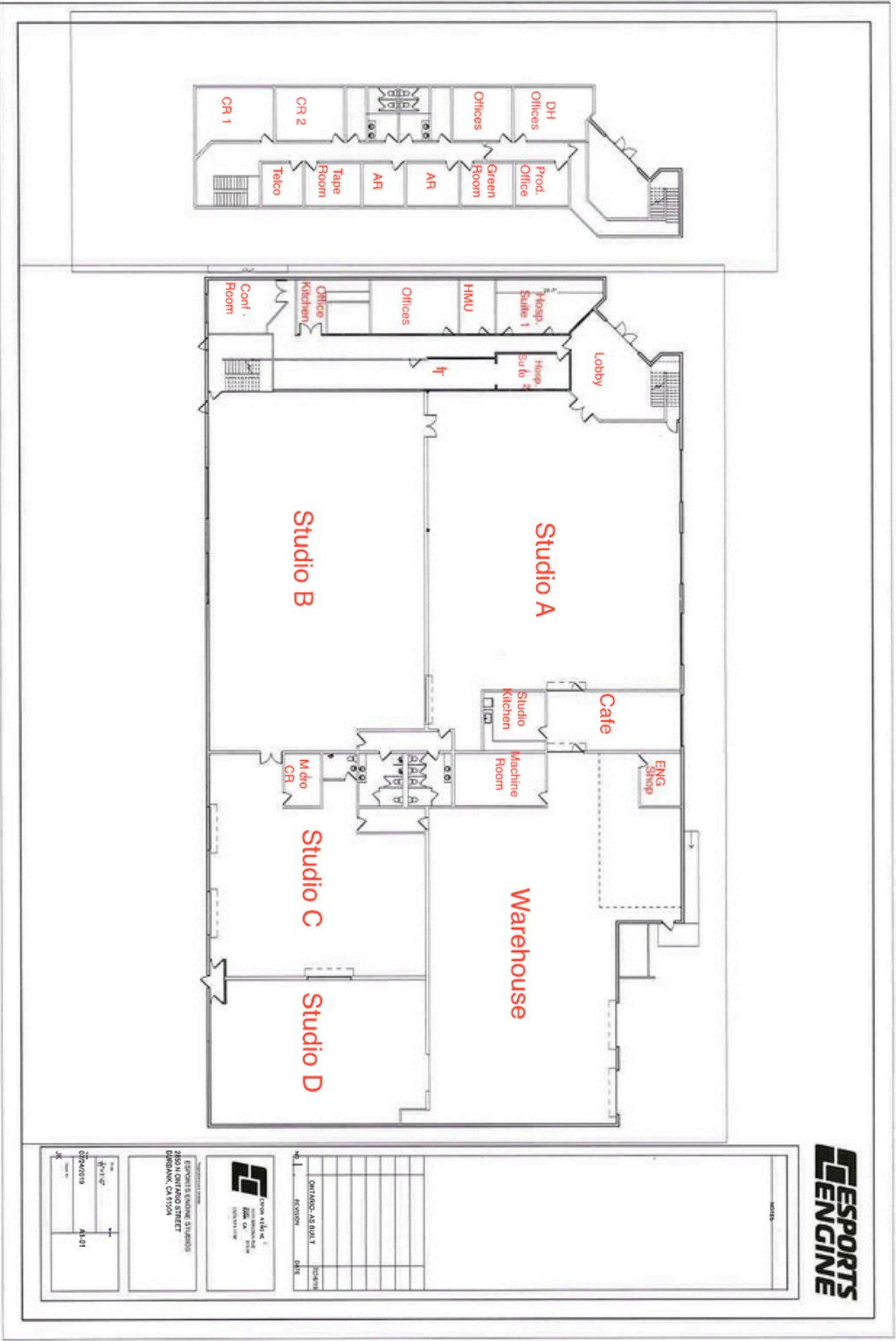
\$120,000 AVERAGE HH INCOME

ZONING



Zoning Legend

- City Boundary
- R-1 Single Family Residential
- NSFC
- R-1-H Single Family Residential Horsekeeping
- R-2 Low Density Residential
- R-3 Medium Density Residential
- R-4 High Density Residential
- MDR-3 Media District R-3
- MDR-4 Media District R-4
- C-2 Commercial Limited Business
- C-3 Commercial General Business
- C-4 Commercial Unlimited Business
- M-1 Limited Industrial
- M-2 General Industrial
- MDC-2 Media District Limited Commercial
- MDC-3 Media District General Business
- MDC-4 Media District Commercial/Media Production
- MDM-1 Media District Industrial





2850 N. ONTARIO ST, BURBANK



OFFER MEMORANDUM

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