



**FOR LEASE**

**2850 N California St  
Burbank, CA 91504**

**7,000 to 14,650 SF Industrial Units Available!**



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**Accelerating success.**

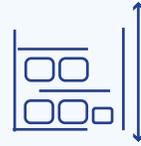
# Property Highlights



Prime Burbank Industrial Space



1 Block from New Burbank Airport Terminal Entrance



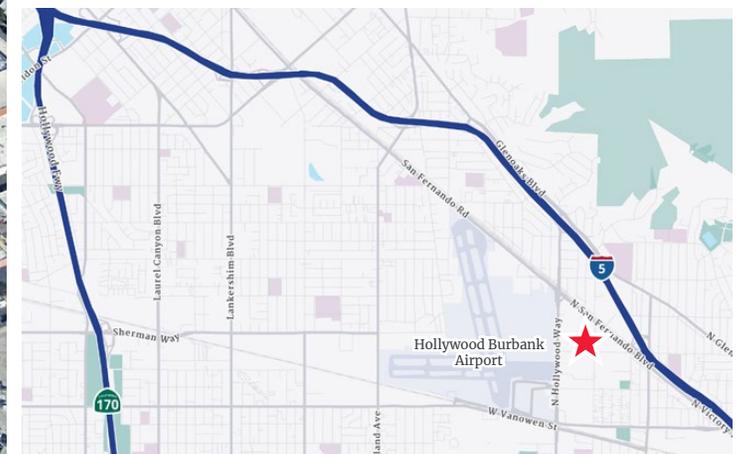
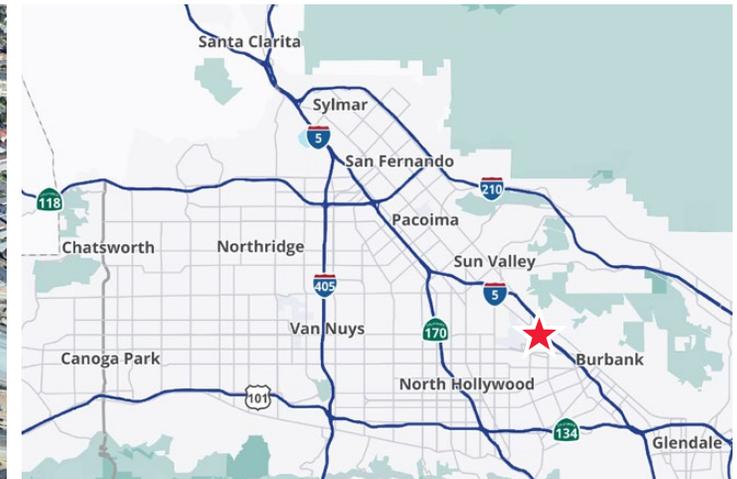
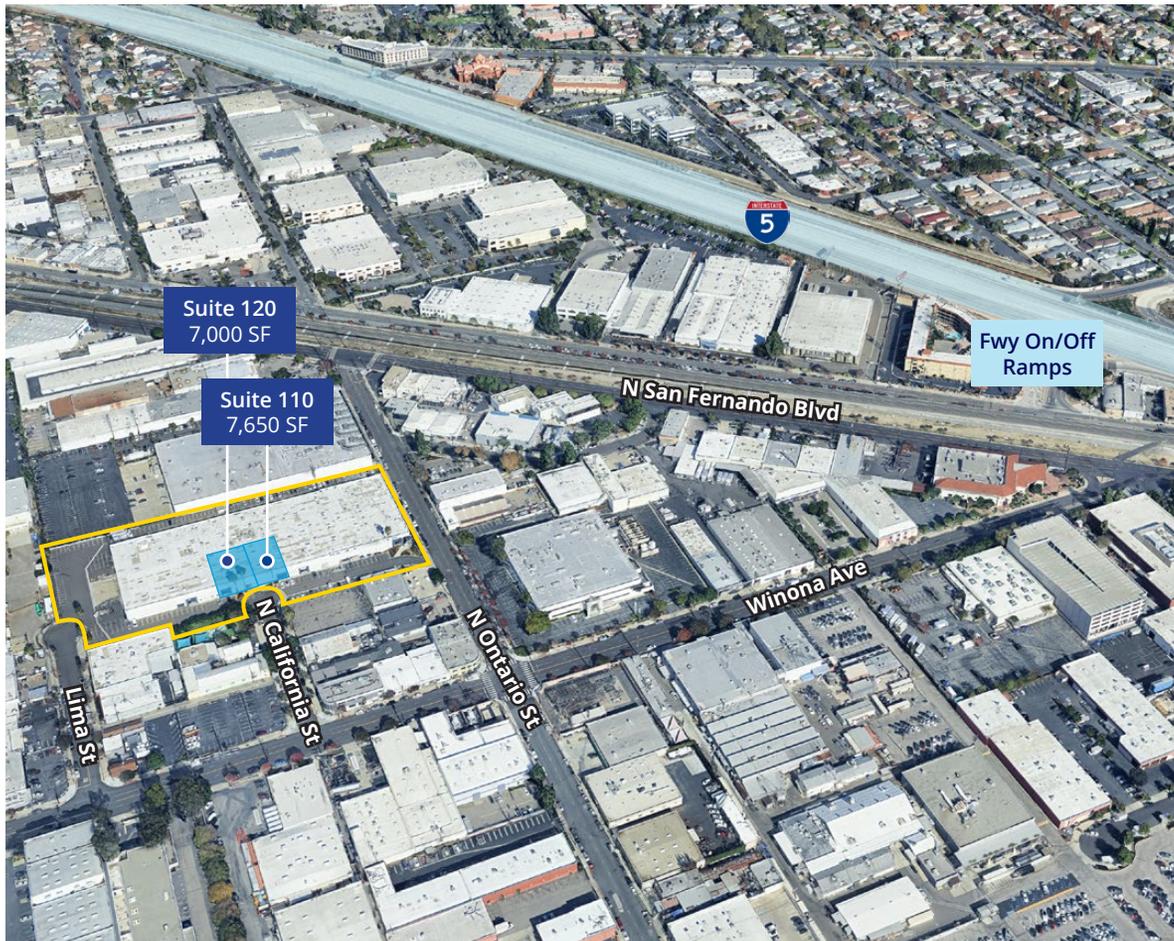
24' Clear Height



Excellent Access to Amenities and Airport



Adjacent to 5 Freeway; Minutes to 134, 170, 210, 118



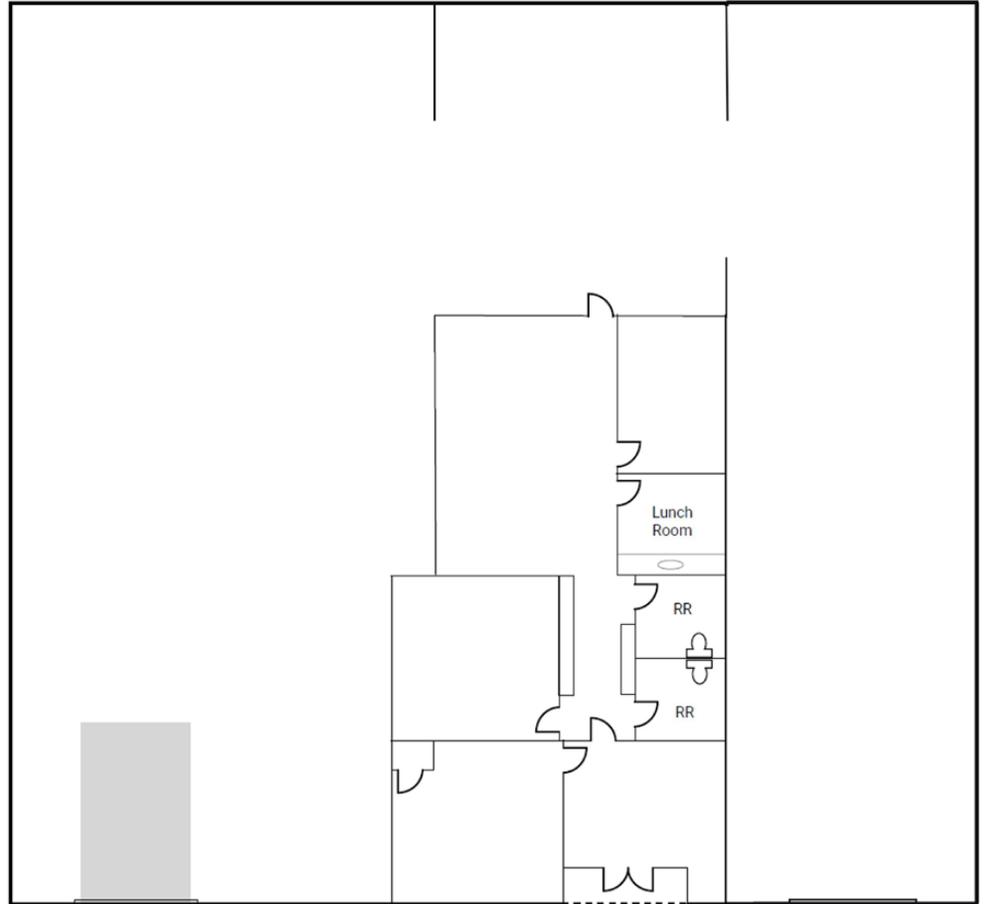
# Specifications

## 2850 N California, Suite 110

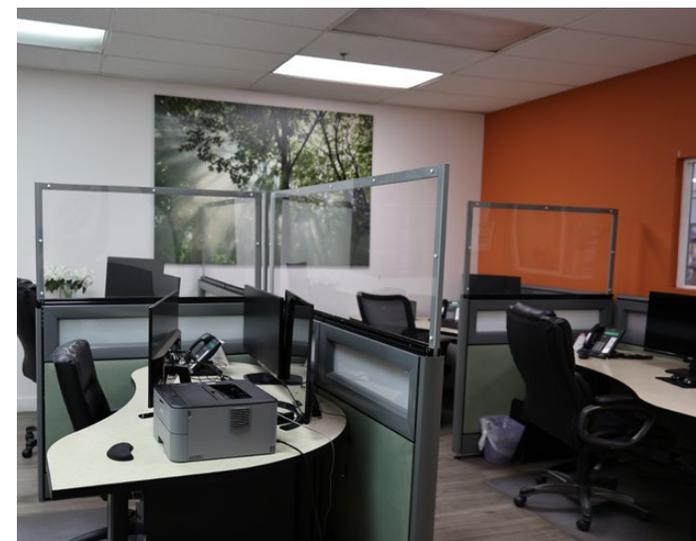
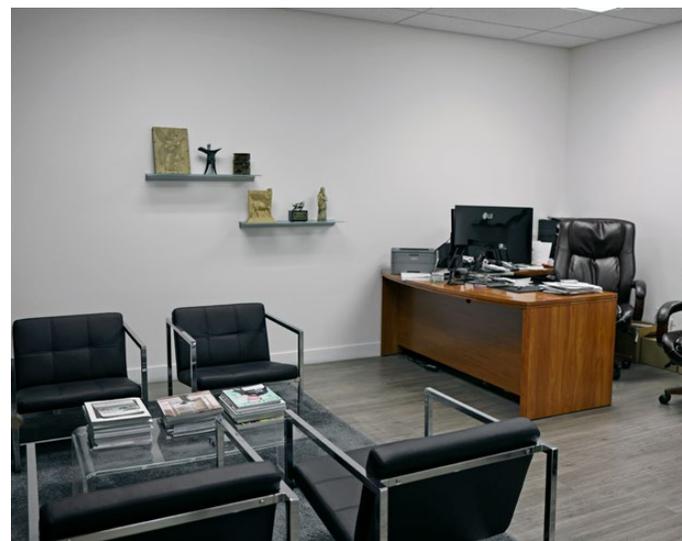
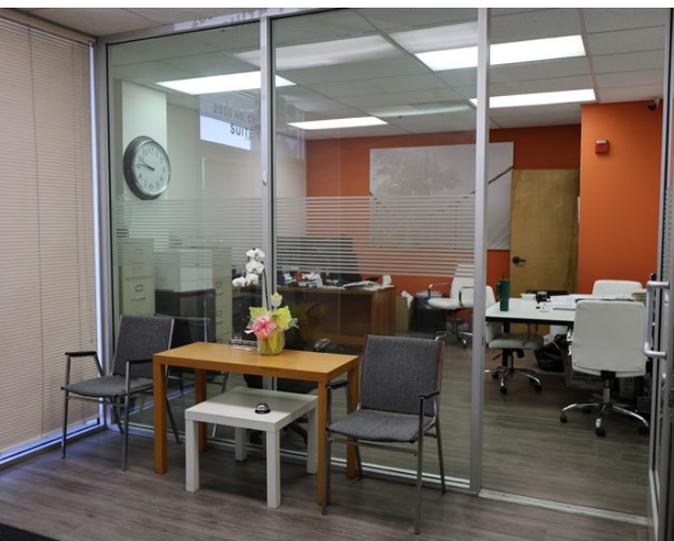


Available SF	7,650
Monthly Rent	\$14,458.50
Lease Rate PSF	\$1.89 NNN / Op.Ex. \$0.31
Clear Height	24'
GL Doors / Dim	2 / 12'x13'
Power	400A, 480V, 3Ph
Office SF	1,800
Restrooms	3
Parking Spaces / Ratio	16 / 2.1:1
Zoning	M2
Possession	1/1/2026
To Show	Call Agent

Notes: 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.



Photos  
2850 N California, Suite 110



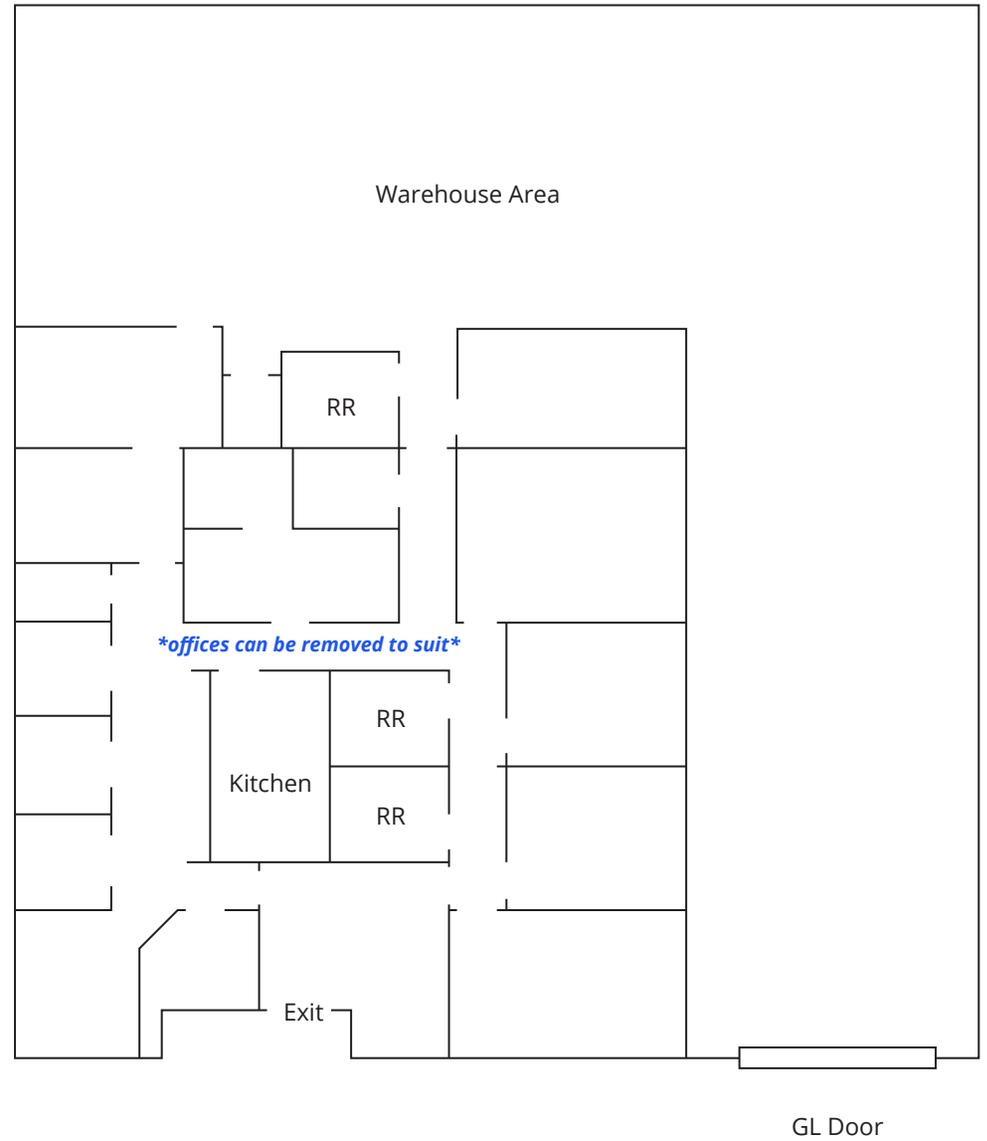
# Specifications

## 2850 N California, Suite 120



Available SF	7,000
Monthly Rent	\$13,230.00
Lease Rate PSF	\$1.89 NNN / Op.Ex. \$0.31
Clear Height	24'
GL Doors / Dim	1 / 12'x13'
Power	400A, 480V, 3Ph
Office SF	3,500
Restrooms	3
Parking Spaces / Ratio	10 / 1.4:1
Zoning	M2
Possession	Immediate
To Show	Call Agent

Notes: 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.



Photos  
2850 N California, Suite 120



# Specifications

## 2850 N California, Suite 110 & 120

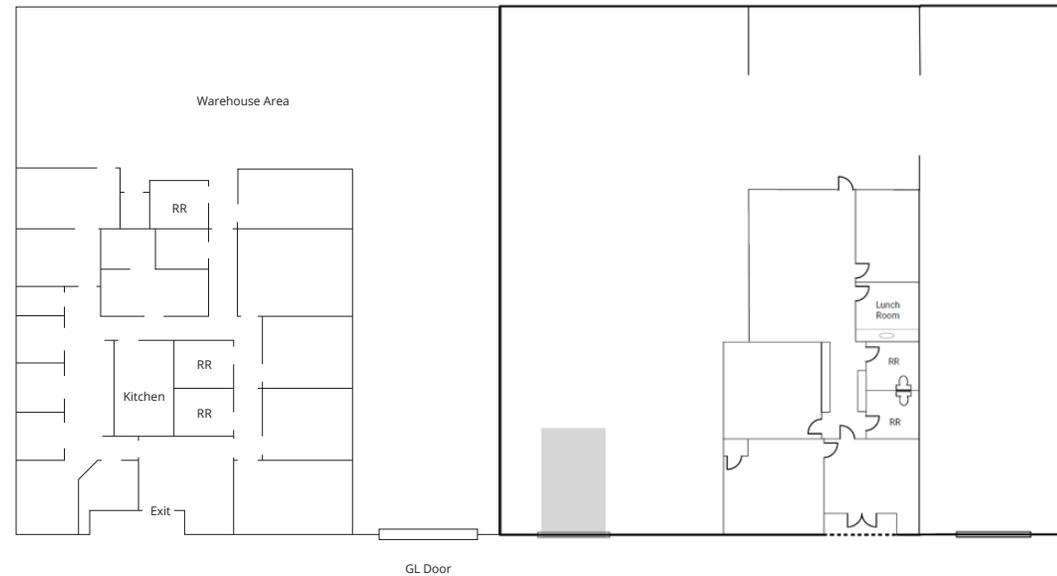


Available SF	14,650
Monthly Rent	\$27,688.50
Lease Rate PSF	\$1.89 NNN / Op.Ex. \$0.31
Clear Height	24'
GL Doors / Dim	3 / 12'x13'
Power	800A, 480V, 3Ph
Office SF	3,500
Restrooms	5
Parking Spaces / Ratio	22 / 1.5:1
Zoning	M2
Possession	1/1/2026
To Show	Call Agent

Notes: 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.

Suite 120

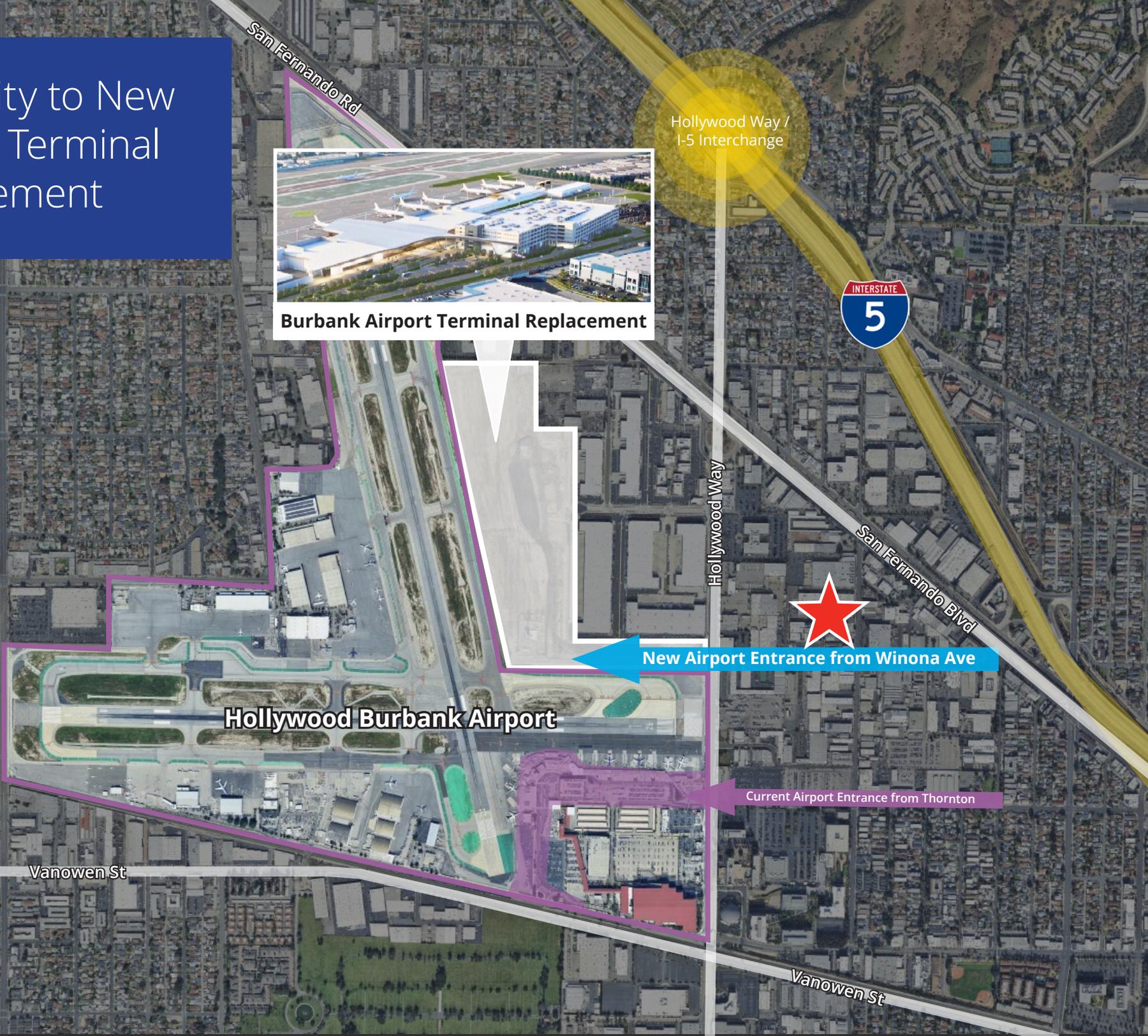
Suite 110



# Proximity to New Airport Terminal Replacement



**Burbank Airport Terminal Replacement**



Hollywood Way / I-5 Interchange



Hollywood Way

San Fernando Blvd

New Airport Entrance from Winona Ave

**Hollywood Burbank Airport**

Current Airport Entrance from Thornton

Vanowen St

Vanowen St





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