

Burbank Airport Commerce Center

7675 N. SAN FERNANDO RD.
BURBANK, CA



12,787 SF | FOR LEASE



WAREHOUSE/DISTRIBUTION BUILDING

CBRE

The Highlights

Discover a state-of-the-art flex/distribution opportunity in the prestigious Burbank Airport Commerce Center, perfectly positioned for convenience and accessibility in the sought-after Hollywood Burbank Airport vicinity. With direct access to I-5, I-405, 118, 210, and 170 freeways, your business will thrive in a location that connects you effortlessly to major routes making this a strategic choice for any business.

- + Prestigious Business Park Setting
- + Direct Access to I-5, I-405, 118, 210 and 170 Freeways
- + Adjacent to Hollywood Burbank Airport
- + Climate Controlled Facility with Nest Thermostats
- + 24-Foot Ceiling Height
- + 24 Striped Parking Stalls Governed by Business Park CC&Rs
- + One Loading Dock at Ground Level



HIGH QUALITY, MODERN CONSTRUCTION DESIGNED BY
WARE MALCOMB ARCHITECTS



SPACIOUS, FULLY EQUIPPED BREAK ROOM AREA



Lease Price:

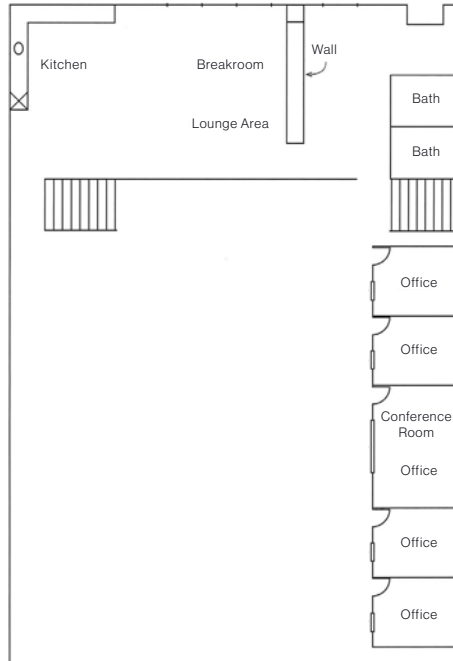
\$1.75/SF NNN

Diverse Mix of Surrounding Tenants Include :

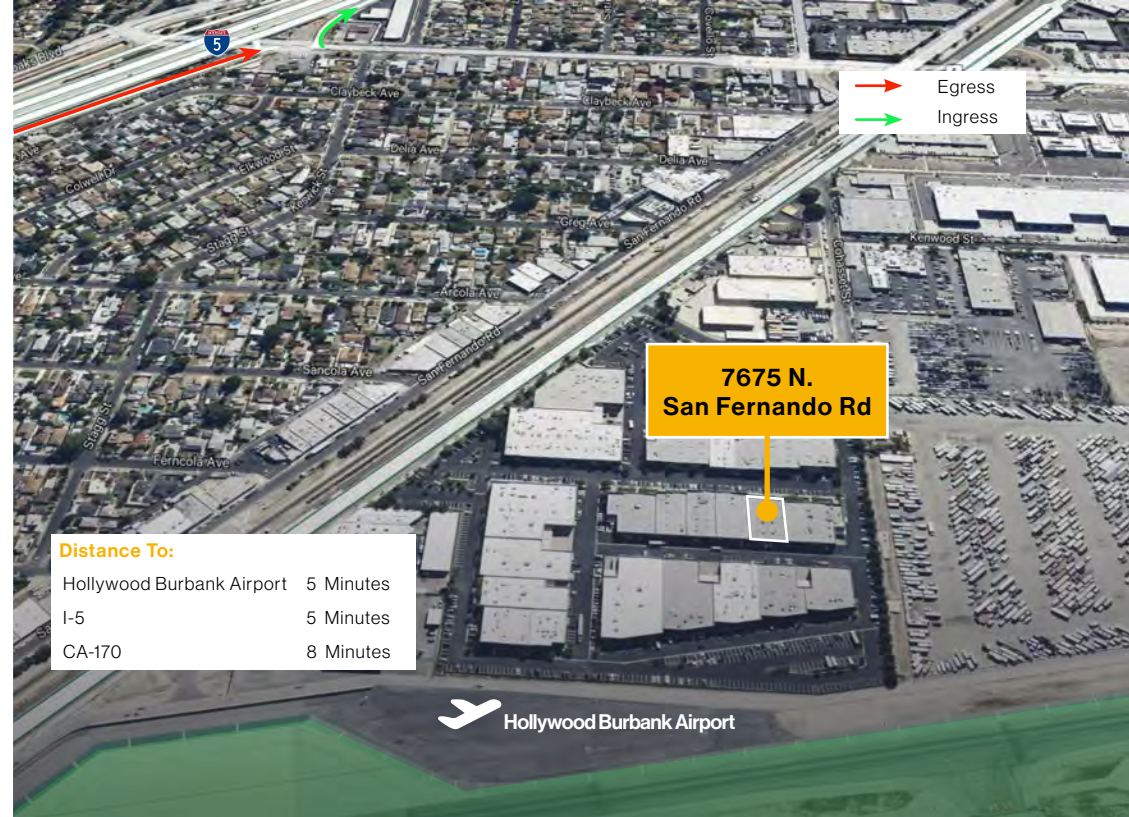
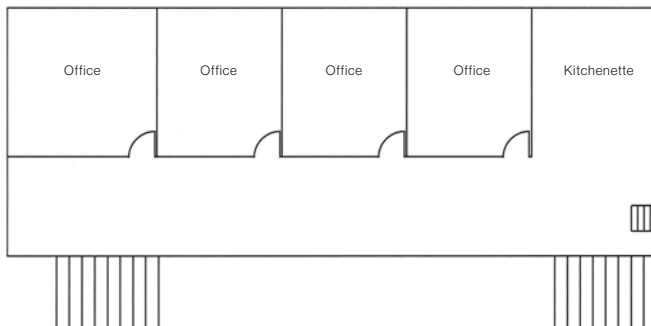
Movie production studio, storage facility, manufacturing, logistics, equipment rentals, aerospace/software company

The Overview

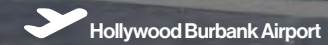
First Floor



Second Floor Mezzanine



Distance To:
 Hollywood Burbank Airport 5 Minutes
 I-5 5 Minutes
 CA-170 8 Minutes



Address	7675 N. San Fernando Road Sun Valley, CA 91352
Primary Building Type	Light Industrial / Distribution Warehouse
Construction	Concrete-Tilt-Up
Year Built	2005
Cooling	Fully Air Conditioned Building
Roof Type	Hybrid Roof Structure with 3-Ply Built-Up Roof System
Ceiling Height	Minimum 24'
Fire Sprinkler System	.33 / 3,000
Power	400 Amp, 277 / 480 Volt 3 Phase 4 Wire
Building Footage	12,787 Square Feet
Restrooms	2 ADA Restrooms
Mezzanine Area	2,439 Square Feet (Included in Total Square Footage)
Loading	1 Ground Level Loading Position
Parking	24 spaces governed by Business Park CC&R's
Zoning	M2

The Location



Only Minutes From

Hollywood Burbank Airport and
Major Entertainment Studios



Only 1-Mile To

The Burbank Empire
Center Offering
a Variety of Restaurant, Shopping,
Hotel and Banking Options



Convenient Access To

5, 134, 101, 170 and 118 Freeways

7675 N.
San Fernando Rd

Hollywood
Burbank Airport



Direct Access to Airports

AIRPORTS	MILES	PORTS	MILES
BUR	1	LA/LB	40
LAX	32		
ONT	51		



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FOR MORE INFORMATION, PLEASE CONTACT

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CBRE

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